



RESIDENTIAL DEVELOPMENT SITE

Black Dog, Crediton, Devon



PROPOSED FLOORPLANS FOR RESIDENTIAL DEVELOPMENT SCHEME



RESIDENTIAL DEVELOPMENT SITE

PT. BRIN VIEW FARM, BLACK DOG, CREDITON, DEVON, EX17 4QX

Residential development site comprising agricultural buildings and yard for conversion to 5no. dwellings with Class Q Prior Approval, together with an adjoining parcel of pasture land.



The property extends in total to approximately 2.48 acres (1 hectare).

For further information please contact: -

Tiverton Office

5 Fore Street, Tiverton,

Devon EX16 6LN

Graeme Biffen

01884 243000

graeme.biffen@gth.net

Isobel Harris

01884 243000

isobel.harris@gth.net



LOCATION

The site at Brin View Farm enjoys a peaceful, rural setting, east of the village of Black Dog, within the parish of Woolfardisworthy in Mid Devon. The surrounding area is characterised by open countryside, farmland and individual residential dwellings.

The nearby market town of Crediton (approx. 8.4 miles south) provides a full range of amenities, including shops, schools, healthcare facilities and transport links.

For those who enjoy outdoor pursuits, it is well located between the rugged beauty of Exmoor National Park and Dartmoor National Park offering superb walking, cycling, and riding opportunities.

It is also well located in terms of proximity to the city of Exeter, offering an ideal balance of countryside living and accessibility.

SITE

The residential development site comprises a principally hardcore and compacted earth yard area and a range of agricultural buildings, along with an area of track and pastureland to the north, and an adjoining enclosure of pastureland to the south. The area offered for sale extends in total to approximately 2.48 acres (1 hectare).

“Barn A” and “Barn B”, as depicted on the coloured site layout plan within these particulars comprise the following:

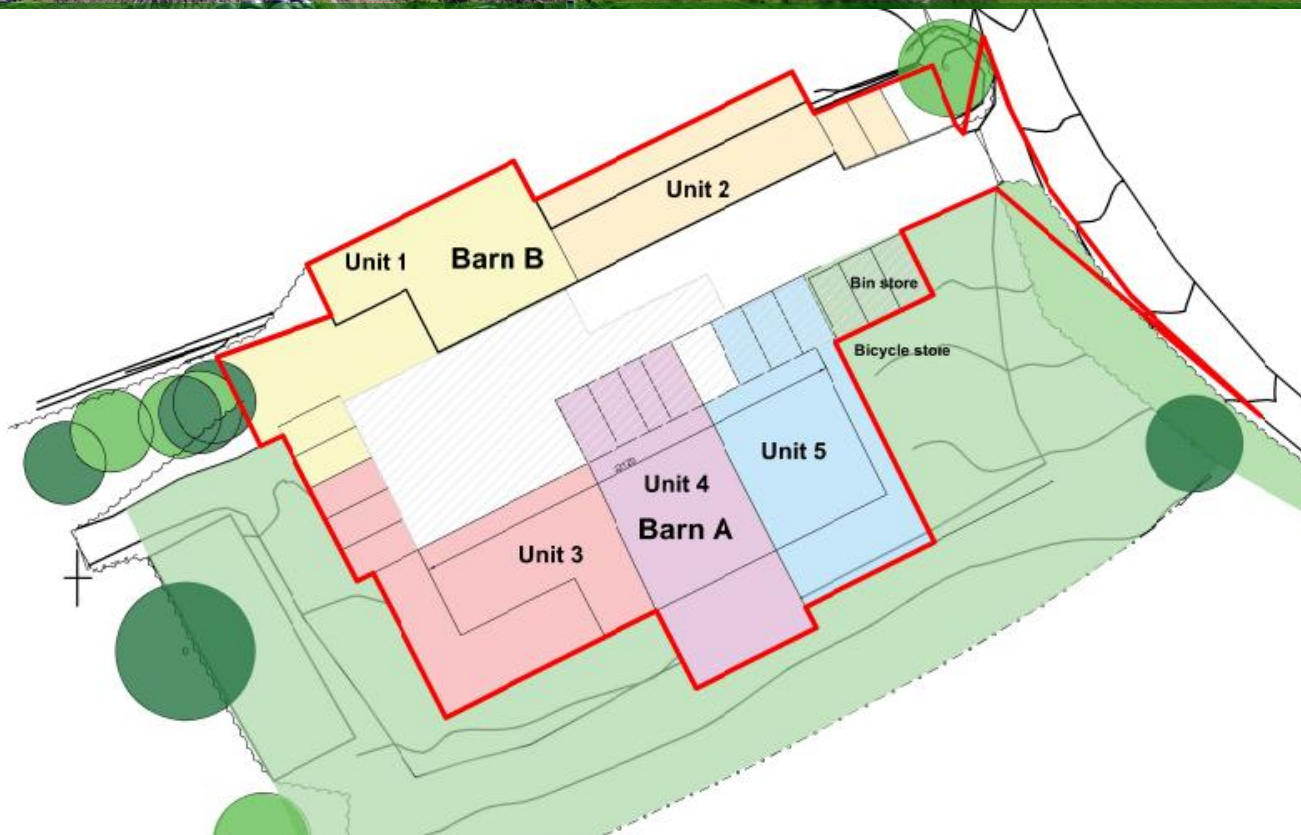
“Barn A” — contiguous range of timber framed agricultural buildings with principally corrugated metal sheeted elevations, beneath a GI roof. This run of buildings will form Units 3, 4 and 5.

“Barn B” — further run of buildings centred on principally block built buildings with corrugated metal roof sand some sheeted metal or timber space boarded elevations in part.. This run of buildings will form Units 1 and 2.

Please note that there are further timber framed covered yards lying to the north of “Barn A” and east of “Barn B” which are proposed for demolition as part of the development scheme and have therefore not been described. Please refer to the approved plans for details.

In addition to the main barns, lying to the western side of the yards, is a further 4-bay timber framed open-fronted building with a GI roof.

An existing residential dwelling lies on the opposite side of the Council lane, to the east of the site, otherwise the site is bounded by agricultural land to the north, south and west.



The site benefits from two existing vehicular accesses from the adjoining public highway to the east of the site.

The site that is being offered for sale is shown outlined red on the site plan within these particulars. It is shown for identification purposes only and is not to be relied upon.

CLASS Q PRIOR APPROVAL

Mid Devon District Council granted Class Q Prior Approval (PA) (application number: 25/01131/PNCOU) dated 5th November 2025. This is for the change of use of two of the farm buildings from agricultural use to 5no. residential dwellings.

PROPOSED BARN CONVERSIONS

The proposed barns for conversion (once converted) will comprise 5no. dwellings.

The approved scheme includes:

Unit 1: 3-bedroom house, GIA approximately 126m² (1356.25ft²) and 3 parking spaces.

Unit 2: 2-bedroom house, GIA approximately 73m² (785.77ft²) and 2 parking spaces.

Unit 3: 3-bedroom house, GIA approximately 116m² (1248.61ft²) and 3 parking spaces.

Unit 4: 3-bedroom house, GIA approximately 109m² (1173.27ft²) and 3 parking spaces.

Unit 5: 3-bedroom house, GIA approximately 105m² (1130.21ft²) and 3 parking spaces.

SECTION 106 AGREEMENT

We understand the threshold for Section 106 Agreement contributions has not been met by the Class Q planning application; therefore, there will not be any contributions.

LOCAL AUTHORITY

Phoenix House, Phoenix Lane, Tiverton, EX16 6PP
T: (01884) 255255 W: [Mid Devon District Council](https://www.middevon.gov.uk/)

TENURE AND POSSESSION

The seller owns the freehold (title absolute) of the site being offered for sale. It is registered with the Land Registry as part of title number: DN377945.





METHOD OF SALE

We are offering the freehold for sale by private treaty, with vacant possession on completion.

GUIDE PRICE

The guide price is **£360,000**. Offers are invited on an unconditional basis.

VALUE ADDED TAX

The seller will not opt to tax; therefore, VAT will not be payable in addition to the purchase price. All interested parties should make their own enquiries with HMRC.

VIEWINGS

All viewings are strictly by appointment with Greenslade Taylor Hunt.

SERVICES

The site is currently served by a mains electricity sub-supply and water supply. Details of provision for the disposal of foul and surface water shall be submitted to and approved by the Local Planning Authority (LPA) prior to occupation.

All interested parties should make their own enquiries with the Statutory Utility Providers.

DIRECTIONS

Sat Nav: EX17 4QX

What3words: ///////////////strides.mission.grounding

COMMUNICATIONS

Road – From Tiverton town centre, head east from Angel Hill and take the second exit at the roundabout onto Saint Paul Street (A396). Turn left onto Leat Street (B3137) and continue onto Longdrag Hill, following the B3137 for approximately 5.6 miles, before taking the left fork signposted to Puddington/Black Dog. After 3 miles you will pass through Puddington village, turn left and continue for approximately 1 mile before taking a slight left. Continue for 0.2 miles and Brin View Farm will be on your right.

Rail – Tiverton Parkway railway station approx. 18.6 miles to the north east, providing mainline services to Exeter, Bristol, Plymouth, Penzance, London Paddington and Aberdeen.

Air – Exeter Airport is approximately 22 miles to the south east, via the A396 or M5. It offers both domestic and international flights, with a wide range of scheduled and chartered flights to European and UK destinations. For international travel, Bristol International Airport is about 66 miles to the north east via the M5 motorway.

ADDITIONAL INFORMATION

The planning documents are available, via the link set out below:-

<https://tinyurl.com/59a9db3e>

Mobile Coverage: Ofcom states available via EE, O2, THREE and variable coverage for VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The land is considered to have a very low annual chance of flooding, with no significant risk from groundwater or reservoirs. Detailed flood risk data and associated maps are available via the Gov.uk flood risk service.

Rights of Way, Easements, Wayleaves, etc: The property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title, together with all rights of support, public and private rights of way, wayleaves, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether these are specifically referred to or not.

PLANNING

Our Planning department will be delighted to provide prospective buyers with planning advice on the reserved matters application. The department's telephone number is: (01823) 334466 and its email address is: landplanning.taunton@gth.net

Our Planning Services are available via the link, set out below:-
[GTH Planning Services](#)

NEW HOMES

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed new home and advice on marketing the property. The department's telephone number is: (01823) 334466 and its email address is: owen.setter@gth.net

Our New Homes Services are available via the link, set out below:-

[New Homes with GTH](#)

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

IMPORTANT NOTICE

Greenslade Taylor Hunt, their clients and any joint agents give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
4. No responsibility can be accepted for any expenses incurred by any intending purchasers inspecting properties that have been sold, let or withdrawn.

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