

An aerial photograph of a vast, lush green field, likely a pasture, with several sheep grazing. The field is bordered by dense trees and hedges. In the distance, a small barn with a grey roof is visible. The landscape extends to rolling hills under a blue sky with scattered clouds. A red square logo with the text 'gth' is positioned in the upper center of the image.

gth

Barn at Batsworthy, Rackenford, Devon

Barn at Batsworthy

Rackenford, Devon EX16 8EG

A361 Link 1.4 miles; Rackenford 3.4 miles; South Molton 7.5 miles; Tiverton

An outstanding opportunity to acquire an adaptable agricultural building occupying an outstanding rural position with change of use planning consent for a light industrial business unit, together with the adjoining pasture land.

In all about 2.02 Acres.

Guide Price OIEO £100,000

Description

This sale affords prospective purchasers a wonderful opportunity to acquire a modern agricultural barn which now has the benefit of planning permission for change of use to a light industrial unit with associated track access and hard standing area. The barn occupies an outstanding and yet convenient rural position enjoying excellent access from the A361 North Devon Link road. Benefiting from superb views over its own land and the surrounding unspoilt countryside, the barn offers the potential to create a useful commercial premises, with a gross internal floor space of approx. 2,572sqft (239m²).

The property briefly comprises a modern agricultural building of principally steel framed and profile steel roofed and clad construction, with an earth and wood chip floor. The barn has recently obtained full planning consent for conversion into a single storey commercial business unit with a proposed layout to comprise a **Foyer, Reception Office**, separate **Office, Ladies and Gents Cloakrooms**, a **Kitchen** and a large open plan **Business Area** with a roller shutter door and **Plant Room** off.

For the ground floor layout please refer to the above proposed floor plan.

Outside the planning consent allows for the creation of an access track leading from the council road and a large hardstanding area with ample parking. Adjoining the barn is an area of principally level and very gently undulating productive pasture land, enjoying superb southerly views. The approved plans also include a proposed Biodiversity Net Gain area and bund immediately adjoining the barn. There may be potential for the creation of small paddocks, orchards or other amenity areas on the remainder of the land to complement

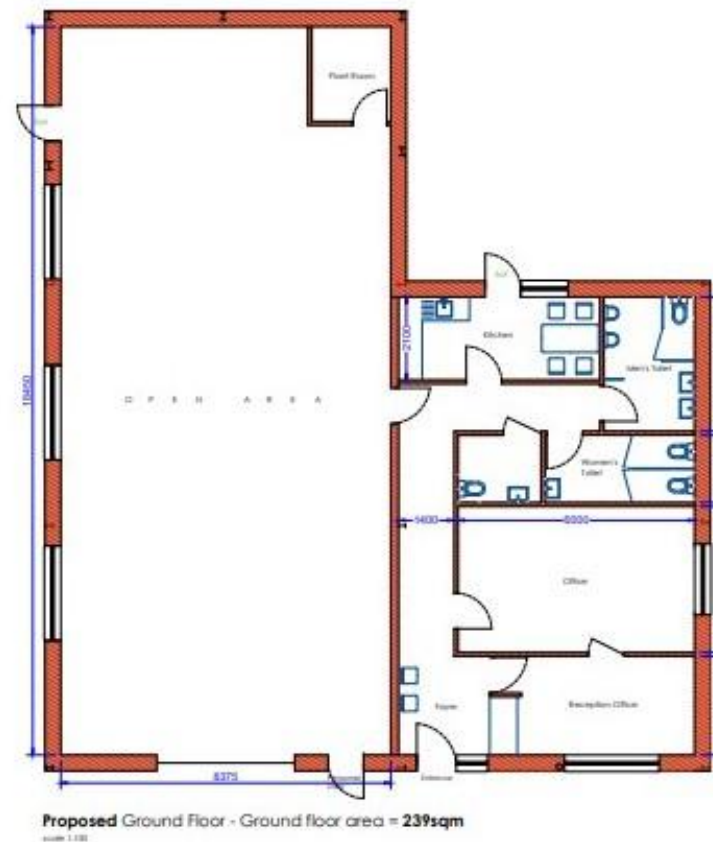
the setting of the building.

Whilst planning consent for light industrial use has already been obtained, there may be scope to consider other alternative uses within the building subject to obtaining any necessary consents.

In total, the property extends to about **2.02 Acres**, as shown shaded on the attached identification plan.

Situation

Occupying a tucked away rural position the barn lies within the attractive and gently undulating band of countryside between South Molton and Tiverton. Situated a short distance to the west of Batsworthy Cross, which is a junction on the South Molton to Rackenford/Tiverton road, near the Batsworthy wind turbines. Nearby Rackenford is a popular village affording a good range of local amenities including a primary school, village stores/post office, parish church and local social club.



Despite its rural position the property still enjoys easy access to the surrounding districts and main routes of communication with the A361 North Devon link road lying about a 2-3 minute drive away and providing an easy link to the bustling towns of South Molton, Tiverton and Barnstaple, each providing an extensive range of everyday shopping, recreational and educational facilities. The A361 also provides access to the M5 motorway (Junction 27). Mainline intercity rail links are available at Tiverton Parkway, with international airports at Exeter and Bristol.

The land is surrounded by picturesque Devon countryside providing a wealth of recreational activities including walking, horse riding, cycling, fishing on the rivers Taw and Mole, hunting, shooting and golf courses at Libbaton, Barnstaple and Tiverton. To the north the Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, with popular sandy beaches of Instow, Saunton Sands, Croyde Bay,

Putsborough and Woolacombe.

Tenure

The property is of freehold tenure with vacant possession available upon completion.

Services & Outgoings

The property does not currently benefit from any mains services. We understand that mains water may be available at Batsworthy Cross although prospective purchasers should make their own enquiries regarding the proximity and availability of water and any other mains services. The Purchaser(s) will need to install their own independent private drainage system.

North Devon Council Business Rates - to be assessed. Commercial EPC rating to be confirmed.



Town & Country Planning

Planning consent was obtained from North Devon Council in May 2025 for 'Change of use of land and conversion of agricultural building to Class E(g) (I, II, III) light industrial business unit and associated development including access track and hardstanding area'. Copies of the planning approval and approved plans, together with the relevant supporting documentation are available to view via the North Devon Council planning portal using the Application Reference No: 79720.

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution Notice, which may be or may come to be in force and also subject to any statutory provision or by-laws without any obligation on the part of the vendor to specify them. The barn is situated near to the wind turbines at Batsworthy Cross.

Right of way, Easements, Wayleaves, Etc.

Access to the land from the council highway will be via an unrestricted right of way over the area shown coloured brown. The access will be granted at all times and for all purposes, with or without vehicles.

We are not aware of any public or private rights of way across the land.

The property, as far as required by the Vendors, will be conveyed subject to all rights of way, easements and wayleaves of telegraph and telephone poles, stays and wires, electric pylons, poles and cables, drains, water and gas pipes at present erected on and passing over or under the property and subject to the agreements affecting the same (if any).

Fencing Obligation

The Purchaser(s) will be responsible, within two months of the completion date, for the erection and future maintenance of a new access gate and stock proof fence and between points A, B and C shown on the identification plan.

Sporting & Mineral Rights

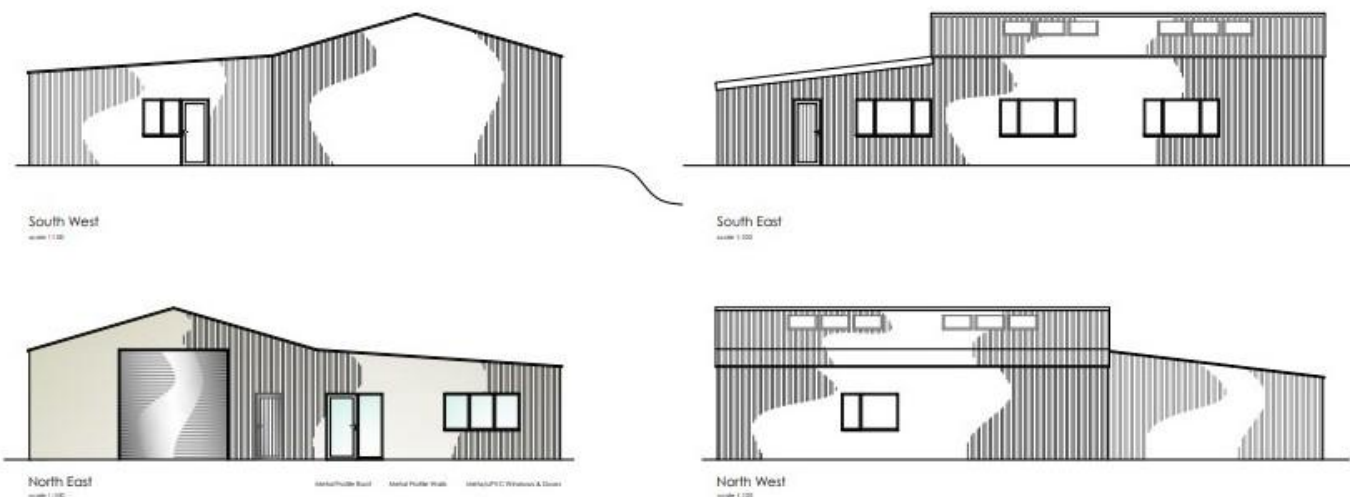
The sporting and mineral rights across the land, insofar as they are owned, will be included in the freehold sale.

Designations

The land lies in a Nitrate Vulnerable Zone.

Additional Information

Mobile Coverage: Potentially available via THREE, O2, EE and VODAFONE (Based on Ofcom data). For an indication of specific



45.0m

Highway

Drive

Parking

Barn

8 small Crab apple trees and species rich neutral grassland to be planted in the BNG area

Please view the Visual Impact Assessment report for Tree Landscaping around the building

Scale Line @ 1:500

Proposed Block Plan
Scale 1:500

Klargester (or similar) waste treatment tank with suggested soakaway direction

Native tree and shrub screen planting-
90no. Native bare root transplants
40-80cm high planted at 2.2m centres
Planting offset 2m from new bund
10no. Salix cinerea
15no. Salix caprea
10no. Alnus glutinosa
10no. Corylus avellana
10no. Prunus spinosa
10no. Crataegus monogyna
5no. Frangula alnus
5no. Betula pubescens
10no. Quercus robur
5no. Fagus sylvatica

Scale Line @ 1:2500

Klargester (or similar) waste treatment tank with suggested soakaway direction

Location Plan
Scale 1:2500



Parking

Existing entrance

New gated access to field

Semi permeable driveway from unit to highway

Proposed Bund, BNG Shrub & Tree Landscaping

CLIENT
Snell Mrs M

ADDRESS
Business Unit at E.281140 - N.120564 - EX36 4RF

DRAWING
Location Block Plan

DATE September 2024

DRAWING # 0c

THIS LINE PRINTED ON A3 PAPER
REPRESENTS 1000mm AT:

SCALE 1:500/2500

JOB #

NOTES

ARCHITECTURAL
SERVICES

SIMON & RICHARD ARCHER 1987



EXTENSIONS CONVERSIONS NEW BUILDS
PLANNING & BUILDING REGULATION APPLICATIONS

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Devon

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Dimensions, angles and objects are approximate and not based on a topographical survey. Tree and hedge positions are indicative only.
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Drawings have been prepared for planning or building regulation purposes only. These are not working drawings. A.S. assumes the client has already made full searches to the ground for the building plot plus a further 4 metres around the plot, and that the plot is free from all utility company gas, sewerage, drains, pipes, electrical power cables, portable water etc., embedded in writing to A.S. prior to the drawings having been commenced. Anything below ground is not the responsibility of A.S. This drawing does not include for such costs & items structural Engineers calculations, electrical, heating or plumbing installations, tiling, Decorations etc. All dimensions must be checked by the contractor before commencement of work. No responsibility or liability for non-compliance or lack of information will be accepted by A.S., or for changes made by the client or contractor either prior to or during construction.



speeds and supply or coverage in the area we recommend that prospective purchasers contact their own provider.

Flooding: The land is in an area at a very low risk of flooding from River/Sea and from Surface Water (defined as the chance of flooding each year as less than 0.1%).

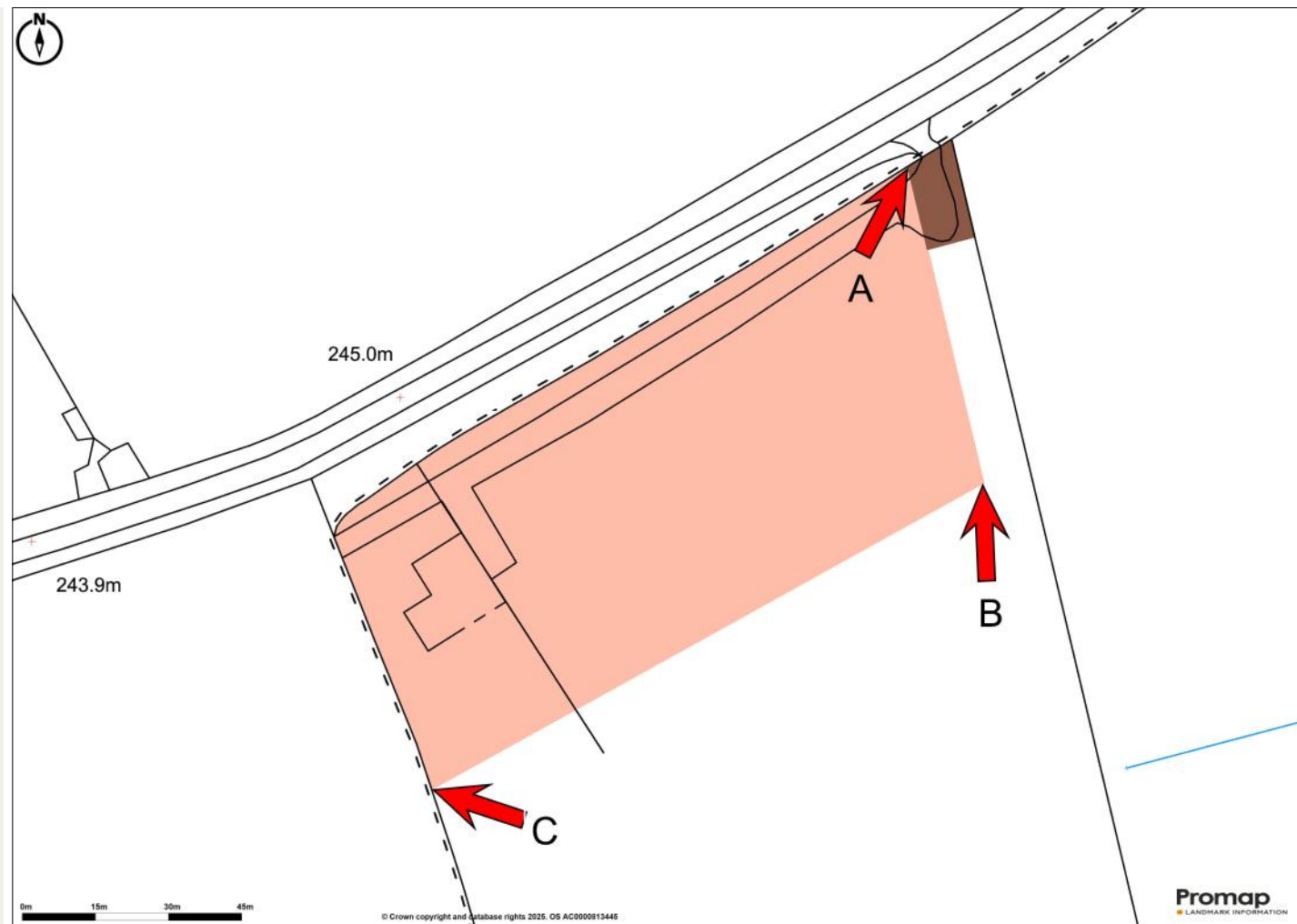
Directions

From the Square in South Molton head eastwards along East Street and follow the B3227 out of the town for about 2 miles until reaching Bish Mill. At Bish Mill turn right, signposted for Bishops Nympton and Rackenford. Stay on this road for about 5.6 miles and at Batsworthy Cross turn right. Follow the road for about 150 yards and the property will be found on the left hand side, denoted by the Agents 'For Sale' board.

Alternatively, if approaching from the west on the A361 North Devon link road, at Moortown Cross, take the exit signed for Rose Ash, Ash Mill and Bishops Nympton. Follow the road around to the right and after about 0.5 miles turn left at Beaples Moor Cross. Continue for about 0.8 miles to Batsworthy Cross, go straight over the crossroads and the property will be found after about 150 yards on the left hand side, denoted by the Agents 'For Sale' board.

What3Words - For the exact location of the entrance to the property download the App and enter:- **lordship.zest.braced**

Please Note:- You are strongly advised to follow the directions set out above rather than relying on satellite navigation.





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Viewing

The property may be viewed at any reasonable time during daylight hours by prior appointment with the Agents Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3QA

Email: residential.southmolton@gth.net

Tel: 01769 574500 | Ref: STM230065

GREENSLADE TAYLOR HUNT
www.gth.net

