

LOT 1— GLEBE FARM AGRICULTURAL BUILDING AND 0.34 ACRES

Guide Price £350,000

BATEMAN HOSEGOOD

Chartered Surveyors, Valuers & Land Agents



GLEBE FARM AGRICULTURAL BUILDING AND 0.34 ACRES

Buckerell, Honiton, Devon EX14 3EP

Agricultural Building with Class Q Consent and 0.34 Acres

An opportunity to acquire an agricultural building with prior approval for conversion together with approximately 0.34 acres in an attractive East Devon village.

The property offers development potential and may appeal to developers, investors, farmers or purchasers seeking a rural residential scheme with adjoining paddock. Could also be well suited to an equestrian set up.

- **Agricultural building with Class Q consent for conversion**
- **Three connected bungalows approved (one 3 bed and two 2 bed)**
- **Building extending to approximately 440 sq m (4,736 sq ft)**
- **Planning approval granted October 2025**
- **Approximately 0.34 acres**
- **Rural village setting**
- **Convenient access to Honiton and the A30**

Guide Price: £350,000

THE GRANARY, NETHERSTONHAIES FARM, BUTTERLEIGH, CULLOMPTON, EX15 1PG

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GLEBE FARM AGRICULTURAL BUILDINGS AND PADDOCK

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Situation

Glebe Farm occupies an attractive rural position on the edge of the village of Buckerell in East Devon, approximately 2.5 miles west of the market town of Honiton.

Honiton provides a wide range of amenities including shops, supermarkets, cafes, schooling and a mainline railway station with services to London Waterloo. The nearby A30 provides excellent road connections to Exeter and the M5 motorway. The property is surrounded by attractive rolling countryside whilst remaining accessible to local services.

Description

Glebe Farm comprises an agricultural building situated on a farmyard with direct road access leading to the centre of the village. Access is shared with another agricultural building.

The Agricultural Building

The building to the east of the yard is currently used for livestock housing and extends to approximately 440 sq m (4,736 sq ft). A timber lean-to structure has been added to the southern elevation.

Planning

Prior approval has been granted under Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the conversion of the agricultural buildings to residential use.

Planning Reference: 25/1785/PDQ
Decision Date: 14 October 2025

The approved scheme provides for the following dwellings:

Three connected bungalows including one three- bedroom bungalow and two two-bedroom bungalows.

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Soil and Land Classification

Soilscape 8 – slightly acid loamy and clayey soils with impeded drainage.

Agricultural Land Classification: Grade 3 (Good to Moderate).

Flood Risk

The eastern part of the land lies within Flood Zone 3.

Method of Sale

The property is offered for sale by private treaty as a whole. The vendor reserves the right to conclude the sale by informal tender if strong interest is received.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.

Sporting, Timber and Mineral rights

All sporting, timber and mineral rights are included in the freehold sale in as far as they are owned.

Health and Safety

Given the potential hazards of farmyards and land we ask you to be as vigilant as possible when viewing for your own safety.

Services

Mains water and single-phase electric to barns.

Designations

We are not aware of designations impacting the property. Interested parties should carry out their own searches.

Viewing

Please contact the vendors agent to arrange a viewing.

What3words: ///website.winning.sped

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PROPOSED MATERIALS

1. Timber Cladding
2. Corrugated Metal Cladding
3. Aluminium Windows/Doors
4. Corrugated Metal Roof
5. Conservation Rooflight



South West Elevation (Barn 1) 1:100



North West Elevation 1:100



North East Elevation (Barn 1) 1:100



South East Elevation (Barn 1) 1:100

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BOUNDARY PLAN



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GLEBE FARM AGRICULTURAL BUILDINGS AND LAND

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Method of Sale

Glebe Farm is for sale by private treaty as a whole. Offers will be considered for the property in accordance with the following criteria

i. All offers shall be submitted in writing and should be sent to **Bateman Hosegood, The Granary, Netherstonhaies Farm, Butterleigh, Cullompton, EX15 1PG**

ii. Offers will be treated in confidence and bidders are requested to mark their envelopes 'Glebe Farm - Lot 1'

iii. All offers are subject to contact

iv. All offers should be for a fixed sum only and not based by reference to another bid. It is suggested that offers be for an uneven amount to avoid identical bids. The offers should be made for the whole.

v. The Vendors do not bind themselves to accept the highest or indeed any offer.

Agents Note

Bateman Hosegood Ltd for themselves and for the vendor(s) or lessor(s) of the property gives notice:

1. These particulars are for an intending purchaser and although they are believed to be correct their accuracy is not guaranteed, and any error or mis-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection
4. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

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