



MICHAEL ADEY
PROPERTY



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2 BROAD STREET - SOUTH MOLTON
RESIDENTIAL/COMMERCIAL DEVELOPMENT



2 BROAD STREET
SOUTH MOLTON - DEVON
EX36 3AB

ABOUT THE DEVELOPMENT

A superb residential/commercial development opportunity in one of the most prominent positions within the historic market town square of South Molton. This impressive Grade II Listed building was rebuilt in the 1960's having been in the current families ownership since, comprising of steel frame and block construction beneath part slate and flat roofed sections, creating an ideal blank canvass to work from.

Planning consent and listing building consent was granted in February 2026 for the conversion of no. 5 apartments (4 x 2 bed units and 1 x 1 bed unit) whilst retaining an 82 m2 commercial unit from within the original building. Planning consent was also obtained in January 2026 to redevelop the rear parking area and create no. 4 new build units comprising, 2 x 1 bed houses and 2 x 1 bed flats. A vehicular access to the rear provides a private driveway with ample parking space to the rear of the building.

Planning consent was granted in February 2026; Demolition of existing garage / workshop together with conversion of commercial unit into five dwellings and a ground floor commercial unit (use class Ea - c)

<https://planning.northdevon.gov.uk/Planning/Display/79559>

Planning consent was granted in January 2026; Listed Building Consent for demolition of existing garage/workshop and erection of 4 dwellings:-

<https://planning.northdevon.gov.uk/Planning/Display/80064>

Please refer to the enclosed plans for existing and proposed layouts/ floorplans.

The proposed total gross internal area would extend to approx. 405 m2 (4,359 sq ft) with the new builds to the rear adding 224 m2 (2,411 sq ft) of gross internal accommodation.





THE AREA

The property is prominently located in the town centre overlooking the town square.

The market town of South Molton, located just to the south of Exmoor, offering an excellent range of everyday services including shops, schools, restaurants, together with a Sainsbury's supermarket, health centre, recreational facilities and cottage hospital. The town also enjoys a traditional country pannier market twice weekly.





Exmoor National Park - **5 miles**
Barnstaple - **11.5 miles**
Tiverton - **18.5 miles**



Instow Beach - **18 miles**
Saunton Sands - **20 miles**
Croyde Bay - **22 miles**
Westward Ho! - **22 miles**
Woolacombe & Putsborough - **25 miles**



Umberleigh Station - **7.5 miles**
Barnstaple Station - **12 miles**



A361 North Devon Link Road - **1.3 miles**
Junction 27 (M5) - **24 miles**



Exeter Airport - **40 miles**
Bristol Airport - **72 miles**

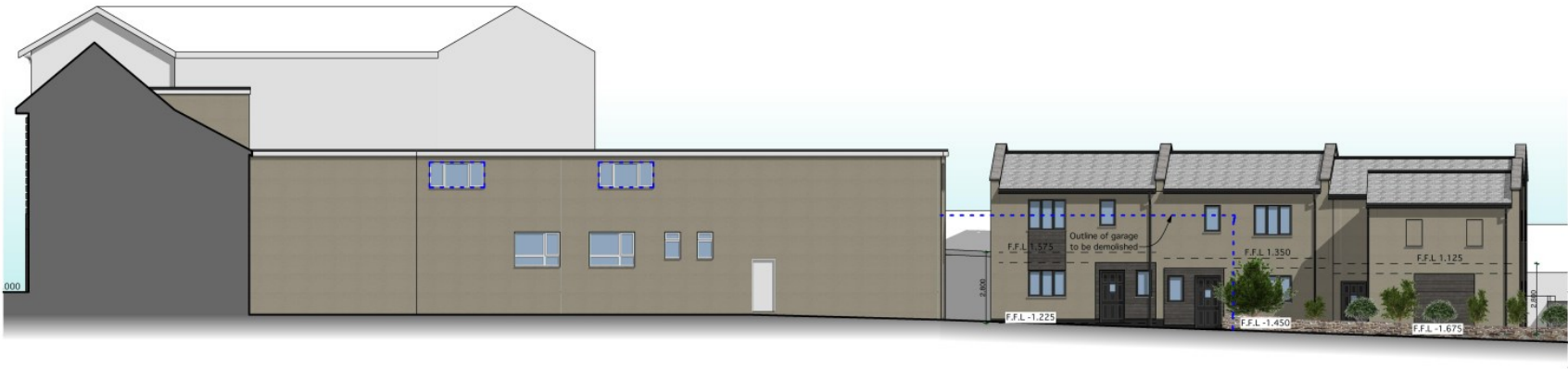
PROPOSED ELEVATIONS & SITE PLAN



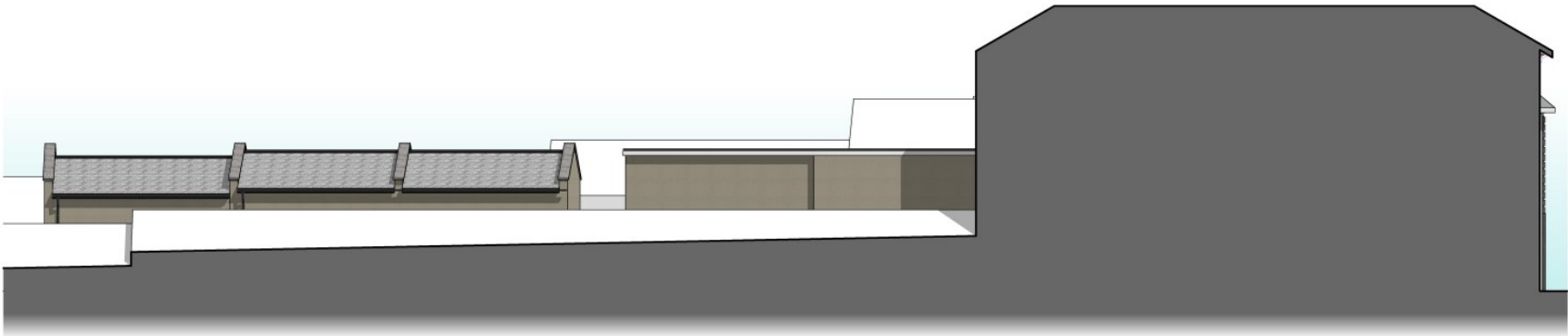
Front Elevation
Scale 1:100



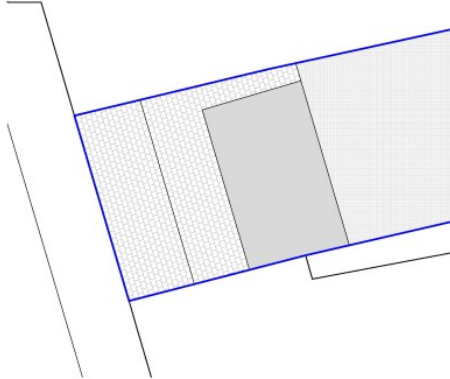
Rear Elevation
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Side Elevation
Scale 1:100

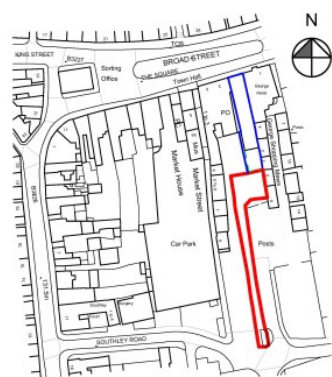


Side Elevation
Scale 1:100



Block Plan
Scale 1:500

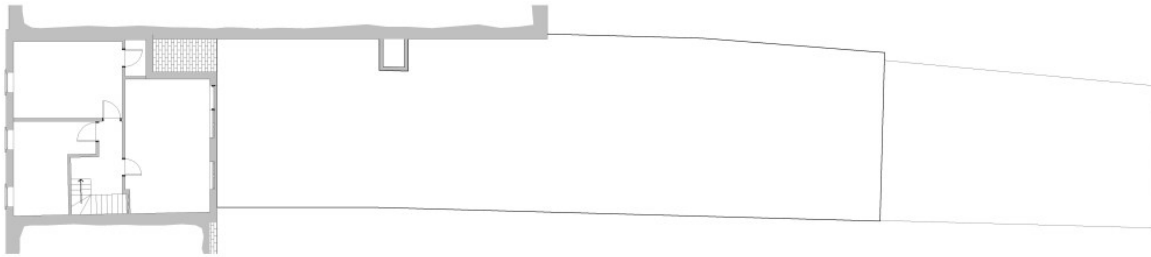
Block Plan
Scale 1:500



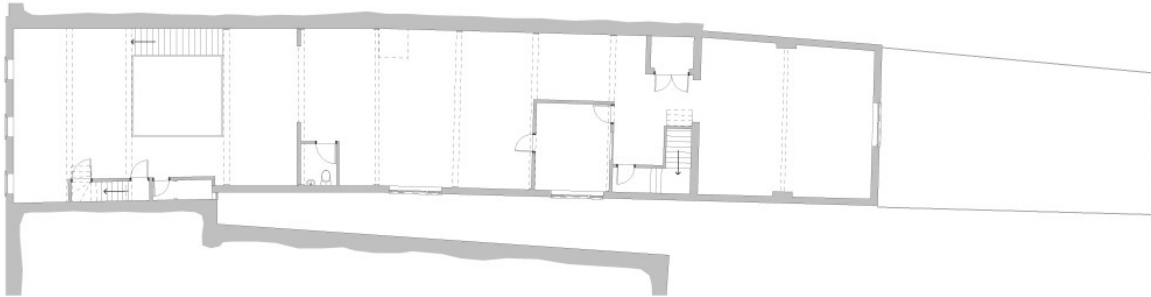
Location Plan
Scale 1:1250

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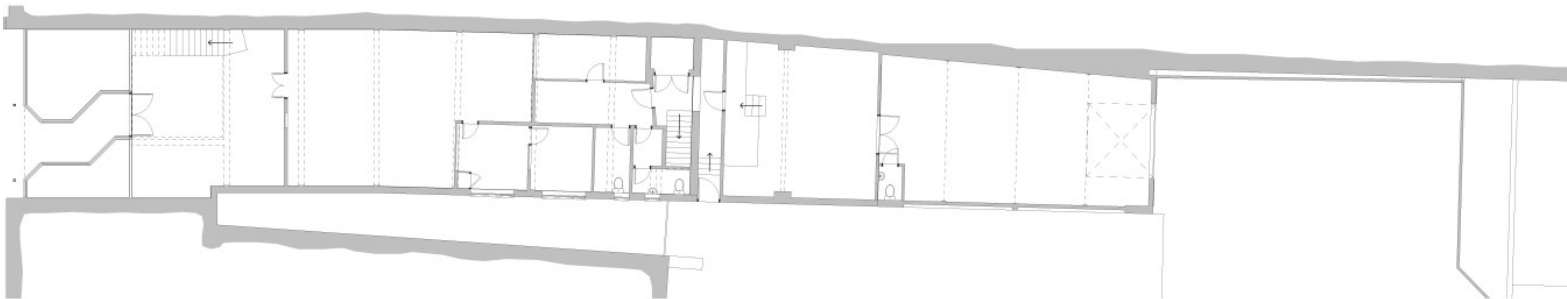
EXISTING & PROPOSED FLOORPLAN



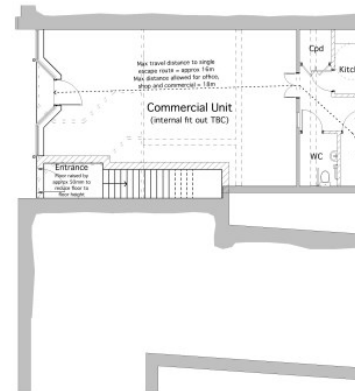
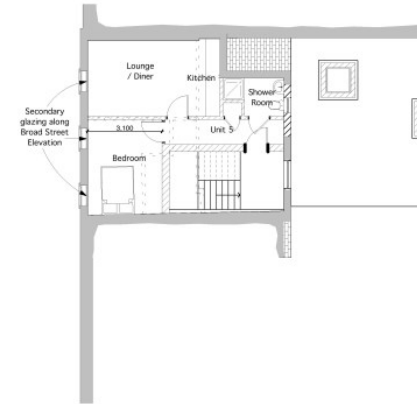
Second Floor
Scale 1:100

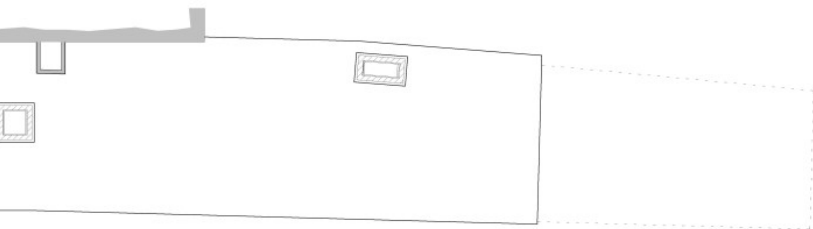


First Floor
Scale 1:100

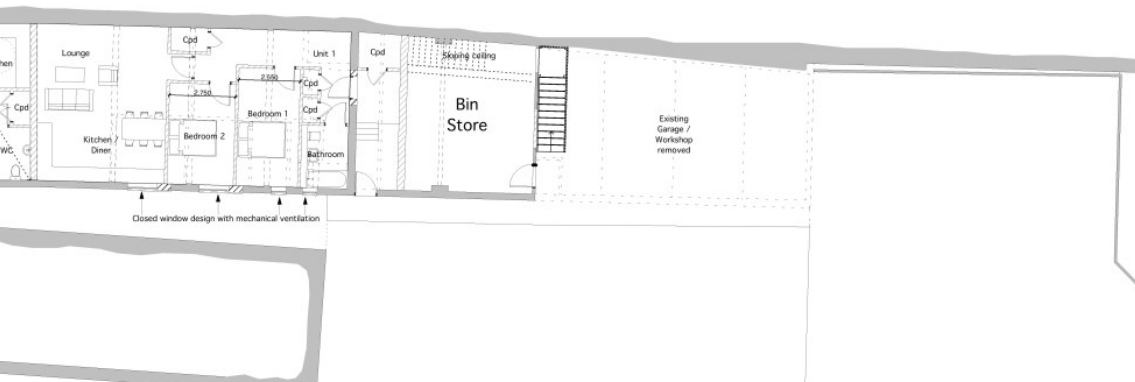


Ground Floor
Scale 1:100





Second Floor
Scale 1:100



First Floor
Scale 1:100



Ground Floor
Scale 1:100

Schedule of accommodation

Unit 1
2 bed 4 pers 85m²

Unit 2
2 bed 3 pers 62m²

Unit 3
2 bed 3 pers 62m²

Unit 4
2 bed 4 pers 74m²

Unit 5
1 bed 1 pers 40m²

Commercial Unit
82m²

DIRECTIONS

The property is located in the centre of South Molton's town square.

What 3 Words Location - [///pounces.gushes.sues](http://pounces.gushes.sues)

NOTE: VIEWING STRICTLY BY APPOINTMENT ONLY PLEASE CONTACT THE OFFICE PRIOR TO VIEWING THE PROPERTY.

Property Reference #CS0017

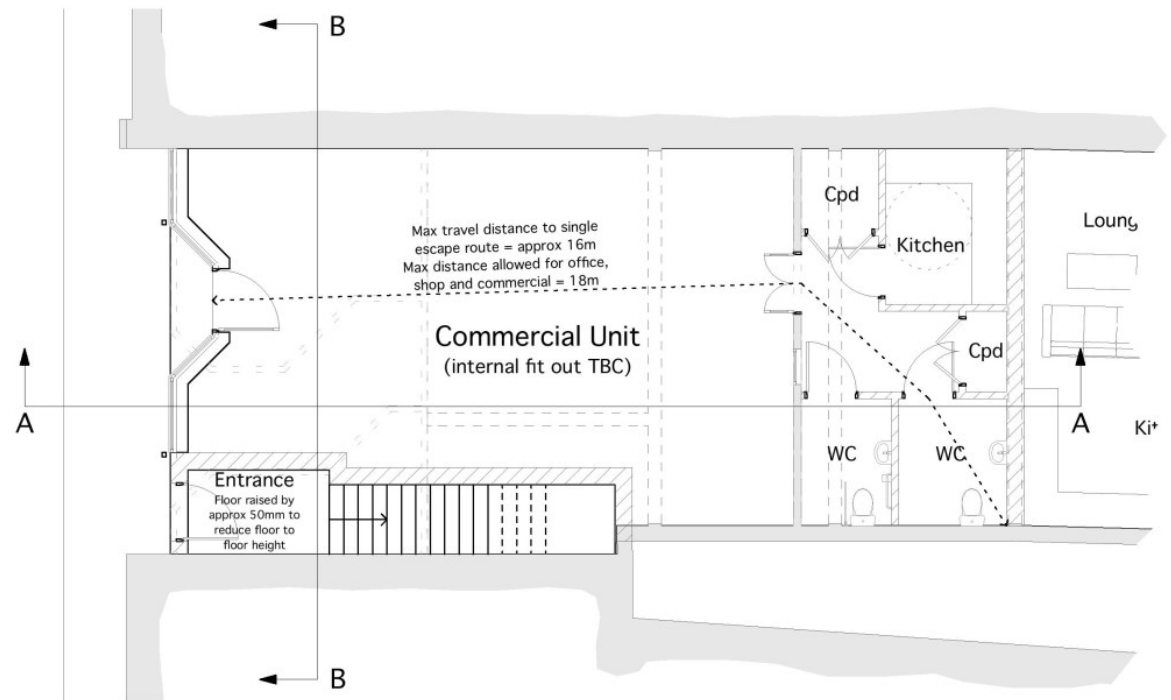
VIEWING & CONTACT

T 01769 571152

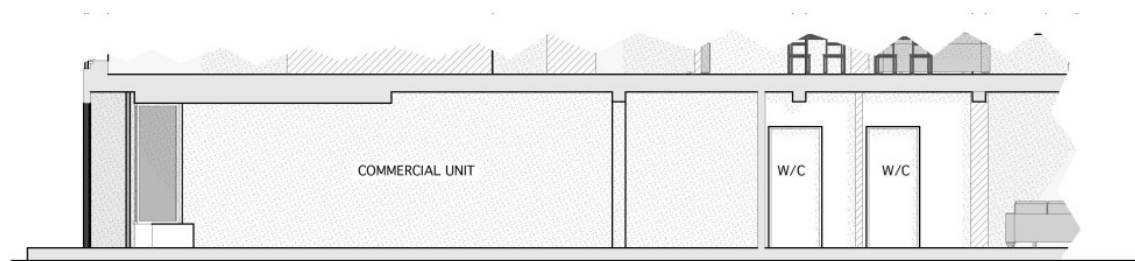
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E PROPERTY@MICHAELADEY.CO.UK

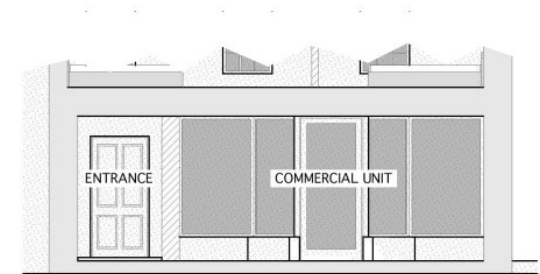
PROPOSED NEW BUILD & COMMERCIAL FLOORPLANS



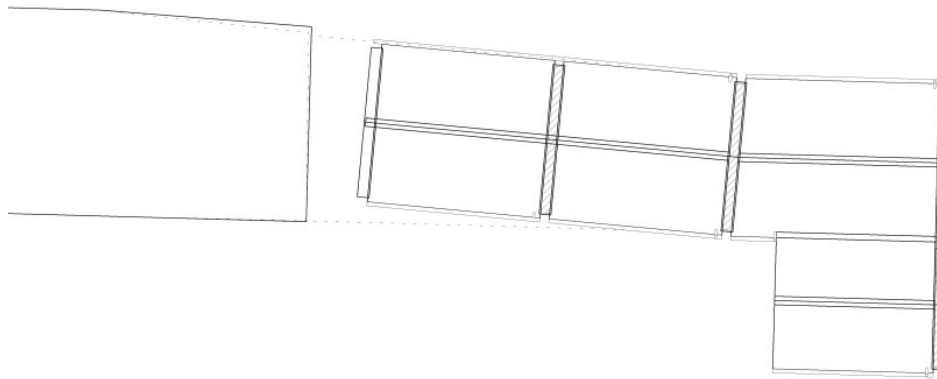
Ground Floor
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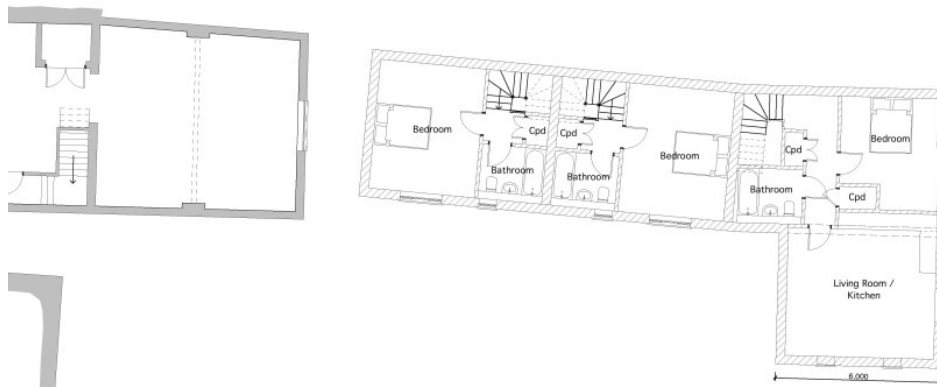
Section A-A
Scale 1:100



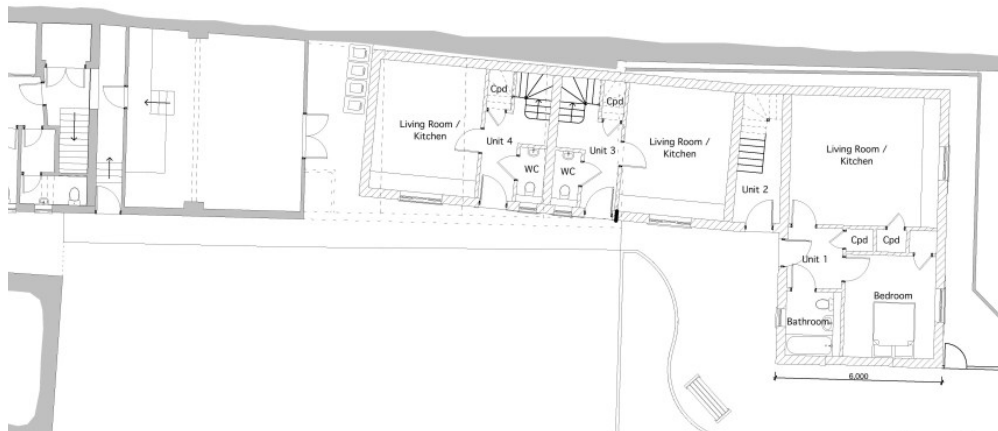
Section B-B
Scale 1:100



Second Floor
Scale 1:100



First Floor
Scale 1:100



Ground Floor
Scale 1:100

Schedule of accommodation

- Unit 1**
1 bed 2 pers 50m²
- Unit 2**
1 bed 2 pers 58m²
- Unit 3**
1 bed 2 pers 58m²
- Unit 4**
1 bed 2 pers 58m²





