

Barn at Northleigh, Colyton, Devon

Barn at Northleigh, Colyton, Devon, EX24 6BJ

Honiton 4.1 miles; Taunton 21.8 miles; Exeter 20.6 miles

A rare opportunity to purchase a Dutch Barn with prior approval for change of use of an existing agricultural building to a hotel / guest house situated in the highly regarded Coly Valley and set within approximately 0.20 acres

Freehold Guide Price

£175,000



DESCRIPTION

The sale affords an opportunity to a acquire a Dutch Barn with the benefit of consent for a change of use. The building benefits from prior approval for the "change of use of an existing agricultural building to a hotel/guest house" The application can be found under East Devon District Council Planning Reference 23/0559/FUL. Further details are also available from the selling agents.

The site is shown edged red on the accompanying plan and extends in total to approximately 0.20 acres.

SITUATION

The property occupies an outstanding rural position nestled in the Coly Valley within the heart of Northleigh and adjoining the Village Hall . The popular and highly regarded village of Northleigh affords a thriving local community with a parish church and village hall. Honiton lies approximately 4.1 miles to the North West and affords an extensive range of everyday banking, shopping and schooling facilities whilst the larger centre of Taunton lies 21.8 miles to the north and provides a more extensive range of recreational and commercial services together with three noted public schools. To the south lies Colyton with its renowned grammar school together with the Jurassic Coast, a World Heritage Site, with pretty coastal towns and villages such as Lyme Regis, Seaton, Sidmouth, Branscombe and Beer.

Despite its rural position the property enjoys easy access to the surrounding districts and further afield with access to the M5 motorway available at Cullompton (J28). Main line rail services are also available at Taunton, Honiton and Tiverton Parkway and international airports at Exeter and Bristol.

ACCESS

The property understood to be accessed directly from the adjoining council highway.

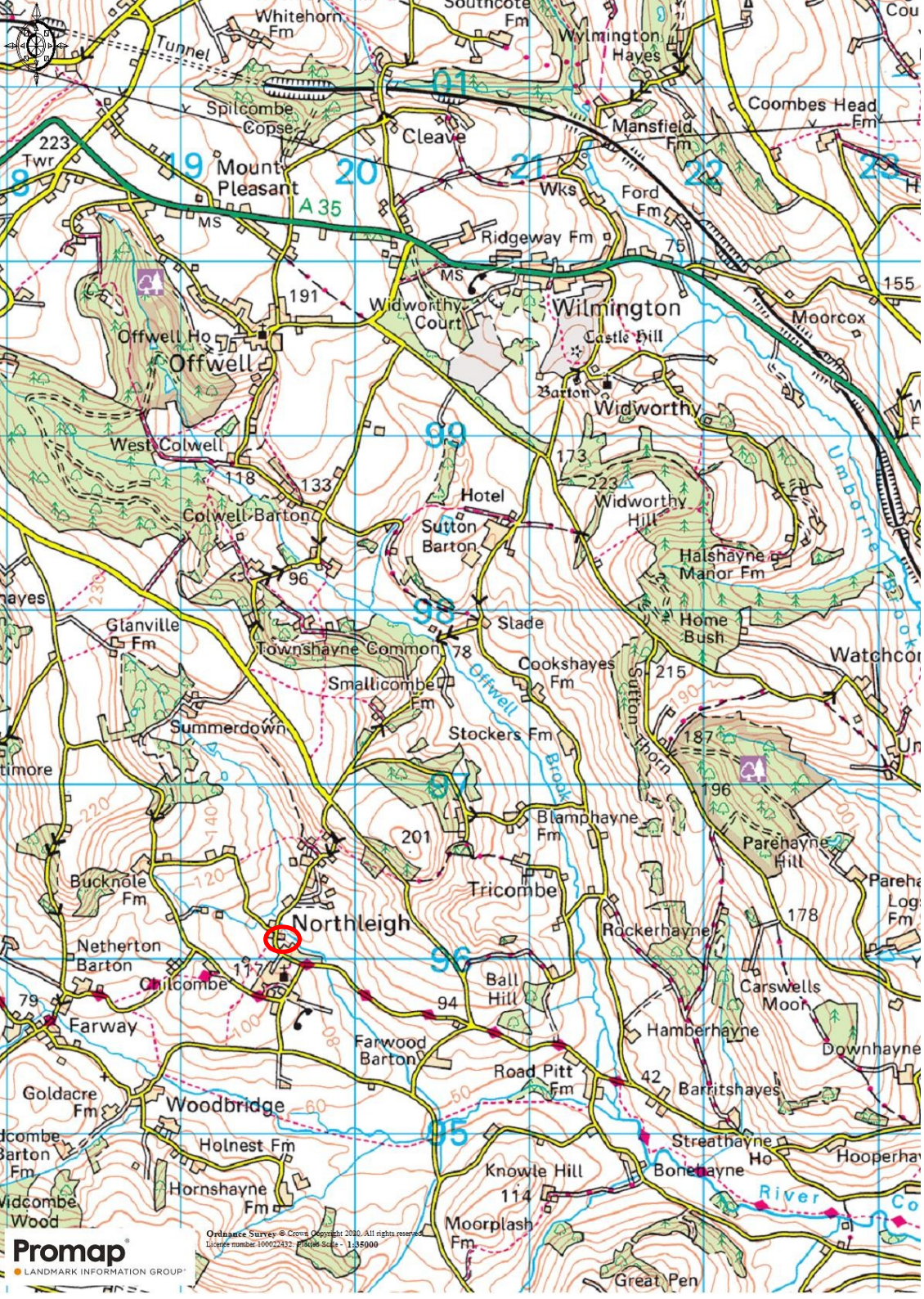
PLANNING

The grant of conditional planning permission was approved on 4 March 2024 under reference 23/0559/FUL. Proposed 'associated operational development' to convert the existing barn to a guest house following grant of prior approval under application 22/2249/PDR (Prior approval for change of use of an existing agricultural building to a hotel/guest house (Use Class C1) under Class R of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development Order 2015) (as amended)) and demolition of the existing lean-to extension and change of use of land for parking and garden areas associated with the guest house.

We understand that conditions 3, 4, 5, 6 & 7 have been discharged.

COMMUINTY INFRASTRUCUTRE LEVY

As this Prior Approval is a 'General Consent', the developer must issue a notice of chargeable development under Regulation 64 of the CIL Regulations 2010 (as amended) to the collecting authority (EDDC) before commencing development. This requirement does not apply if the development is less than 100 square metres (and does not comprise one or more dwellings), no CIL is payable as an exemption for residential extension has been granted, or the chargeable amount for the development is zero. The purpose of the notice is to give the collecting authority enough information to calculate the amount of the charge due. Not providing a notice before commencing development will result in the CIL amount having to be paid immediately in full. Where the collecting authority does not receive a notice of chargeable development but is aware that development has started, it will prepare and serve its own notice of chargeable development on each person known to them as an owner of land.



USEFUL ADDRESSES

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ. Tel: 01404 515616.

South West Water

Peninsula House, Rydon Lane, Exeter EX2 7HR Tel: 0344 3462020

SERVICES

Purchasers are advised to make their own enquires with regards to mains services.

VIEWINGS

Strictly by appointment through the sole selling agents; Tel: 01404 46222.

DIRECTIONS

From our office on the High Street, proceed south-east along New Street towards Chapel Street, continuing onto Church Hill. At the roundabout, take the left exit and follow this road before turning right onto Lower Marlpits Hill. Continue onto Northleigh Hill Road and follow for approximately 1.2 miles. Turn right, signposted for Colyton Road, and continue into the village. Upon entering Northleigh, you will pass the Village Hall; the property is located immediately after on the lefthand side.

What3Words: altering.park.emeralds

HEALTH & SAFETY NOTICE

All persons wishing to view the property do so entirely at their own risk. Neither the Vendors or their Agents will be held liable for any damage or injury that may occur when interested parties are visiting the property. All potential purchasers are asked to observe the country code and close all gates. We would further note that it is suspected, although impossible to determine without expert assistance and analysis, that the fibre cement sheets used in the construction of some of the buildings may contain asbestos.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



Viewing

Strictly by appointment with the agents

Greenslade Taylor Hunt.

111 High Street, Honiton

Devon, EX14 1LS

Email: residential.honiton@gth.net

Tel: 01404 46222 | Ref: HON260003







