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Development Site at Berry Farm

## Development Site at Berry Farm, Petrockstowe, Okehampton, Devon, EX20 3ET



Petrockstowe 1.6 Miles Okehampton 13  
Miles Exeter 36.5 Miles

A rare opportunity to purchase a North Devon residential development site comprising a range of traditional and agricultural buildings with planning consent for conversion into 3 dwelling units.

- Planning consent granted for 3 residential dwellings
- Rural, yet accessible location
- Freehold
- Not subject to an uplift or covenant
- Total floor area of conversions: 904.90 sqm



### SITUATION

The property is situated on the edge of the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit and there is a well known local inn, together with an excellent village hall. Close by is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

### DESCRIPTION

The property comprises a range of traditional and modern agricultural buildings with consent for residential development situated on the edge of Petrockstowe, Devon.

The site comprises the following:

### The Old Stables (Building 3)

Planning consent has been granted for the conversion of the barn into a two bedroom dwelling. App Refs: 1/1171/2018/FUL & 1/1172/2018/LBC

### Old Dairy (Building 4)

Planning consent has been granted for the conversion and extension of the barn into a four bedroom dwelling. App Refs: 1/1177/2018/FUL & 1/1178/2018/LBC

### Lock-up (Building 5)

Planning consent has been granted for the conversion of the building into a three bedroom dwelling. App ref: 1/1240/2018/FUL

As part of the planning permission granted, some of the existing agricultural building are required to be demolished to provide sufficient parking and amenity areas to each dwelling.

### DRAWINGS

All drawings can be found on the Torridge District Council website or alternatively copies can be provided by request.

### LOCAL AUTHORITY

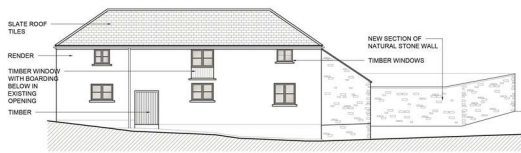
Torridge Country Council 01237 428700

### SERVICES

The purchaser is advised to make their own investigations with the relevant services providers to sought new connections. The vendor reserves the right for neighbouring parties to connect to these services.

Prices From £400,000

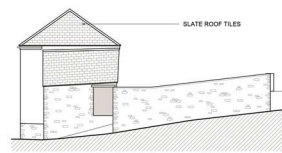




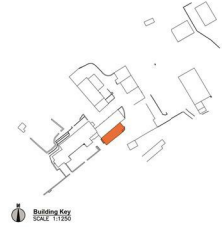
Proposed South East Elevation  
SCALE 1:100



Proposed South West Elevation  
SCALE 1:100



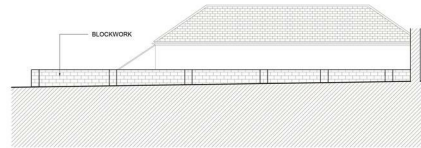
Proposed North East Elevation  
SCALE 1:100



Building Key  
SCALE 1:1250



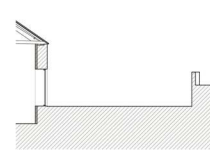
Proposed First Floor Plan  
SCALE 1:100



Proposed North West Elevation  
SCALE 1:100



Proposed Section A-A  
SCALE 1:100



Proposed Section B-B  
SCALE 1:100



Proposed Ground Floor Plan  
SCALE 1:100

FLOOR AREAS:  
GP: 57sqm  
FF: 57sqm  
TOTAL: 114sqm

NOTES		
Revisions		
Ref	Date	Revision
1	04/01/17	Assembly space revised
Scale		
Scale	1:100 @ A1	
Date	June 2017	
Drawn by	J & D	
Client	Mr & Mrs G. Jones Berry Farm Petrockstowe, Devon	
Project Title	Planning for Conversion of Agricultural Buildings at Berry Farm, Petrockstowe, Devon	
Designing	DAVID JAMES & PARTNERS DESIGN	
Drawing Title	Proposed Combined Old Stable (3) & Yard	
Drawing No	S0013/09A/102 REV A	

DAVID  
JAMES  
& PARTNERS  
DESIGN

RURAL | COMMERCIAL | RESIDENTIAL

Herling House, Bideford Road, Old Salford  
Bideford, Devon PL6 1JH  
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## BERRY FARM, PETROCKSTOWE

## PROPOSED COMBINED - OLD STABLES (3) & YARD



Promap v2  
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License number: 10000000000000000000  
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DJ&P



## Y FARM, PETROCKSTOWE

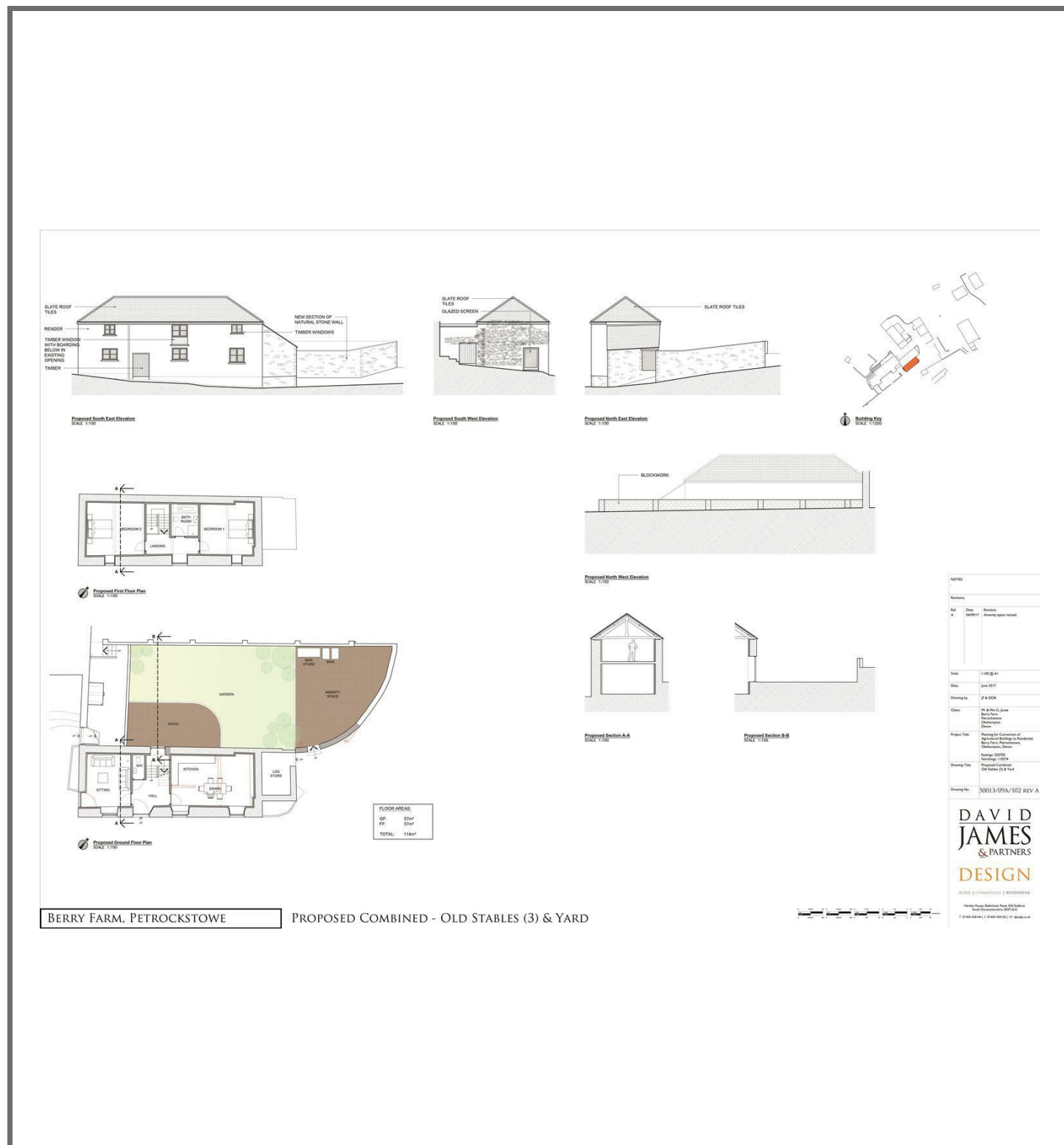
## PROPOSED COMBINED - LOCK UP (5) & ATCOTE BUILDING (5A)

DAVID  
JAMES  
& PARTNERS  
DESIGN

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These particulars are a guide only and should not be relied upon for any purpose.

