



Morrells Farm Barns, Sampford Peverell, Tiverton, Devon, EX16 7BJ

FOR SALE Residential development opportunity

- Full detailed Planning consent for two new houses and one barn conversion for sale as one block
- In the centre of a very well located village close to the M5 motorway and mainline railway station.
- In about half an acre to provide three four-bedroomed dwellings with garages, parking and gardens.

Description

A village centre farmyard where the traditional buildings and the removal of more recent buildings have been carefully planned to create a small enclave of three homes off a private drive backing onto open fields. Access to the original farmhouse and field beyond is to be retained by the sellers, but the farming operations will cease.

There will be an obligation on the buyer to fence the boundary and create metalled car parking area for the seller as part of the overall development.

Planning Consent

Detailed consent is approved by Mid Devon District Council under reference 19/01987/FULL.

A section 106 agreement has been signed and the monies due already paid so there is no extra cost to the purchaser in this regard.

Services

Mains water, drainage and electricity is available in the road.

Method of Sale

Private treaty – offers invited

Guide Price

£550,000

Tenure and Conditions of sale

The property will be sold freehold with certain rights reserved in favour of the retained land. The sellers will contribute to upkeep of any common parts by fair proportion to the costs. The main conditions in the contract will state:

The land to be sold is edged red (but not the land hatched black) on the plan. It forms part of title number DN566967. The Sellers will retain the land edged blue and the land hatched black and the transfer of the land will contain the reservation of the following rights and the imposition of the following covenants for the benefit of that retained land.

1. The Seller will reserve a full right of way at all times and for all purposes over a new road to be laid out by the developer within the land shown coloured pink on the attached plan to be reserved.
2. The Buyer is to construct the new road to an adoptable standard (albeit it will remain a private road) in

accordance with details to be approved by the owners subject to their approval not to be unreasonably withheld.

3. The Buyer will lay mains services/ ducts for provision of future services within the new road capable of serving the retained land at points A and X to Y on the plan with capacity for 2 dwellings at both points.

4. The Seller will reserve rights to use the newly laid services and to lay additional new service connections within the new road corridor (or such alternative corridor as the buyer may provide) subject to standard conditions for making good.

5. The Seller will covenant to pay a fair and proper proportion according to use of the future costs of maintenance and repair (but not initial construction) of the new road and service media.

6. The wall between points B to C to D is to be retained by the Seller. The Buyer will block up the gate in the wall between C to D to match the existing.

7. The Buyer is to construct and thereafter maintain a new 2 meter high close boarded fence between points D to E.

8. The Buyer is to construct a fence to a specification to be agreed between points E to F with gates 16 meters wide where the new road adjoins this fence.

9. All works are to be carried out to the reasonable satisfaction of the Seller within 12 months after completion and before the first occupation of any dwelling on site.

10. The rights of way will be capable of exercise during construction works but the Buyer may request the Seller to use a suitable alternative route for the exercise of the access rights.

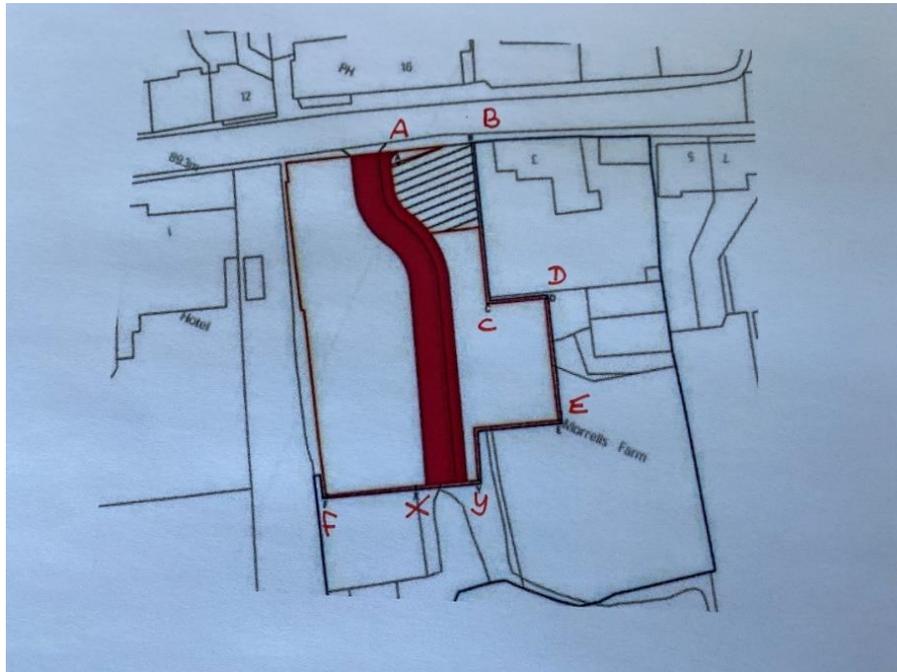
11. The development is to be limited to residential use and not to exceed the number of dwelling units permitted by the planning permission.

12. No development is to be permitted above the heights permitted by the planning permission

13. Hours of working are to be limited to 8.00am to 6.00pm on weekdays to prevent interference with use of adjoining land.

14. Neither the land sold nor the retained land will have the benefit of any rights of light or air which would interfere with the development of the other land.

15. Rights of entry will be granted/reserved where necessary for carrying out development permitted by planning permission and for repair and there will be mutual rights of support and protection.



Viewing

Strictly by arrangement with the sole agents

Information Pack

A pack of plans, drawings and conditions is available on request from the agents.

Chesters Harcourt, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that:- i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Chesters Harcourt have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Chesters Harcourt nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority to ensure it is permitted.