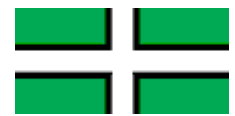


Residential Development Opportunity (Barn Conversion)



10

The Barn, Higher Southcombe Farm, Northlew, Okehampton, EX20 3PD

*GUIDE PRICE: **£115,000** (plus fees)



OVERVIEW

A former agricultural barn with approx. 4.47 acres and permission for a change of use for a three bedroom residential dwelling. It is set in a rural location adjacent to The Dairy, Higher Southcombe and Higher Southcombe itself. The popular village of Northlew lies just across the valley to the North East.

PLANNING PERMISSION: West Devon Borough Council application no: 0481/18/FUL Change of use and conversion of agricultural building to form a single dwelling and associated works including partial demolition of existing building. There are a full range of planning documents and associated plans can be accessed on the West Devon Borough Council planning website.

VIEWINGS: There will be regular viewing sessions in the lead up to the auction date. Please telephone Auction House Devon & Cornwall T: 01392 455928 to arrange a viewing. Viewers are advised to drive to Northlew Square where there is ample parking. Adjacent to the Primary School, a footpath provides a gentle walk to the property. There is vehicular access to this property via a private country lane, but as this is a little narrow, we are keen to avoid causing traffic issues for the neighbouring properties.

FULL DETAILS: Photographs, room dimensions, floor plans and area measurements (when available) are included within our full details online at www.auctionhouse.co.uk. All published information is to aid identification of the property and is not to scale.



Tenure: Freehold

Local Authority: West Devon Borough Council

Energy Performance Certificate (EPC): n/a

Solicitors: Langleys Solicitors LLP, Olympic House, Doddington Road, Lincoln, LN6 3SE T: 01522 888555

Attn: James Spittlehouse E: james.spittlehouse@langleys.com

Additional Fees

Administration Charge: £600 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.