



## DEVELOPMENT OPPORTUNITY AT BERRY FARM

Berry Farm, Petrockstowe, Okehampton, Devon, EX20 3ET



## DEVELOPMENT OPPORTUNITY AT BERRY FARM

Berry Farm, Petrockstowe, Okehampton, Devon, EX20 3ET

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.

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

The property is available by private treaty as a whole

Guide Price : £380,000

Court Barn, West End  
Magor, Monmouthshire, NP26 3HT  
magor@david-james.co.uk  
Tel 01633 880220  
www.david-james.co.uk

### DESCRIPTION

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

### 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 center 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.

### THE OLD STABLES (BUILDING 3)

Planning consent has been granted for the conversion of the barn into a two bedroom dwelling.  
App Refs: 1/1011/2023FUL & 1/1012/2023LBC

### OLD DAIRY (BUILDING 4)

Planning consent has been granted for the conversion and extension of the barn into a four bedroom dwelling.  
App Refs: 1/1014/2023FUL & 1/1015/2023LBC

### LOCK-UP (BUILDING 5)

Planning consent has been granted for the conversion of the building into a three bedroom dwelling. As part of the planning permission granted, some of the existing agricultural buildings are required to be demolished to provide sufficient parking and amenity areas to each dwelling.

App Refs: 1/1013/2023FUL

### 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 neighboring parties to connect to these services.

### VIEWING

Strictly by appointment with the Agents: David James, tel 01633 880220.

### NOTE

An employee of the Agent is connected to the vendor.

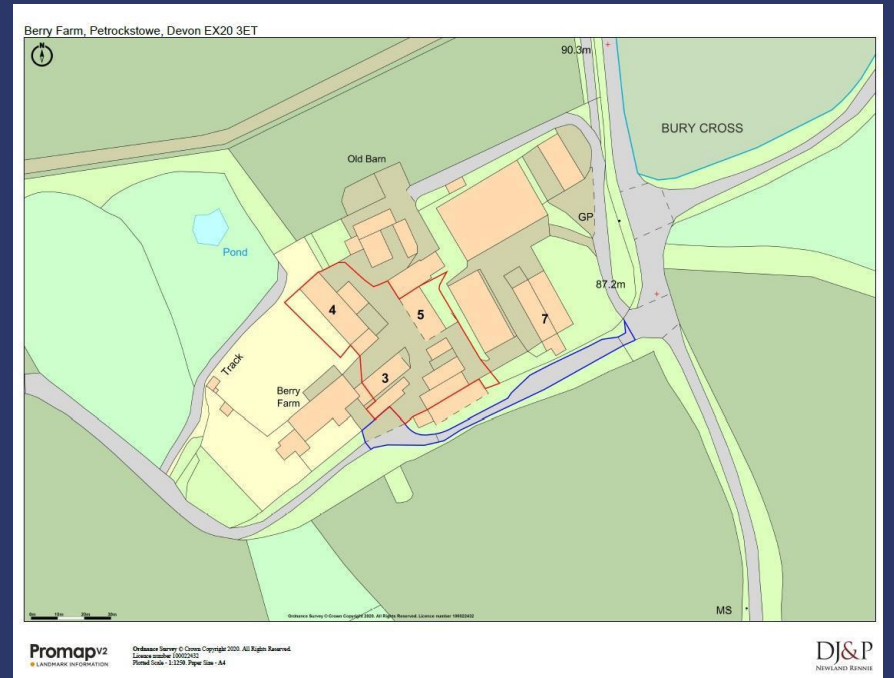
### GUIDE PRICE

£380,000

Ref: P&G 302

Date: Aug 2024



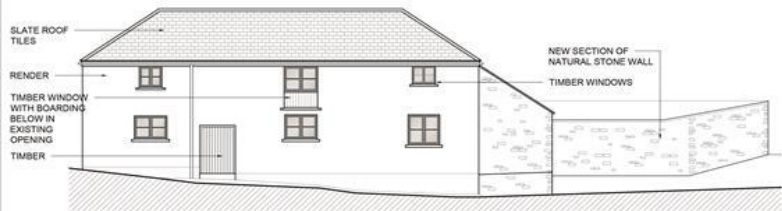


Court Barn, West End, Magor, Monmouthshire, NP26 3HT

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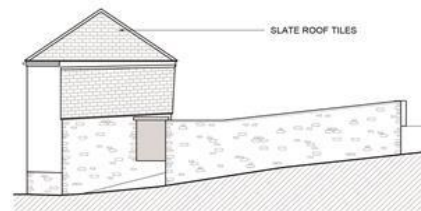
www.david-james.co.uk



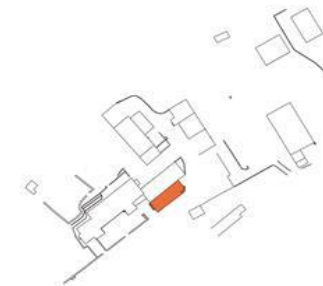
Proposed South East Elevation  
SCALE 1:100



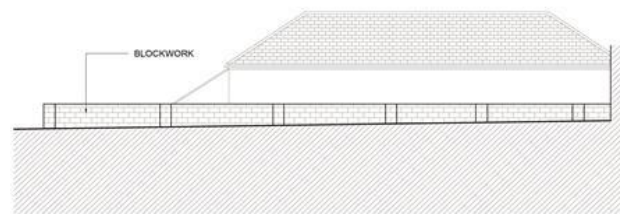
Proposed South West Elevation  
SCALE 1:100



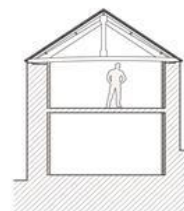
Proposed North East Elevation  
SCALE 1:100



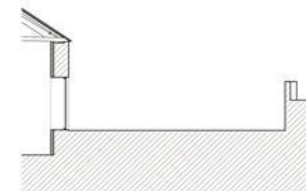
Building Key  
SCALE 1:1250



Proposed North West Elevation  
SCALE 1:100



Proposed Section A-A  
SCALE 1:100



Proposed Section B-B  
SCALE 1:100



Proposed First Floor Plan  
SCALE 1:100



Proposed Ground Floor Plan  
SCALE 1:100

FLOOR AREAS:	
GF:	57m <sup>2</sup>
FF:	57m <sup>2</sup>
TOTAL:	114m <sup>2</sup>

NOTES		
Revisions:		
Ref A	Date	Revision
A	04/09/17	Amenity space revised
Scale: 1:100 @ A1		
Date:	June 2017	
Drawing by:	JF & DOR	
Client:	Mr & Mrs G. Jones Berry Farm Petrockstowe Chamiltonon Devon	
Project Title:	Planning for Conversion of Agricultural Buildings to Residential Berry Farm, Petrockstowe, Chamiltonon, Devon	
Drawing Title:	Proposed Combined Old Stables (3) & Yard	
Drawing No:	S0013/09A/102 REV A	

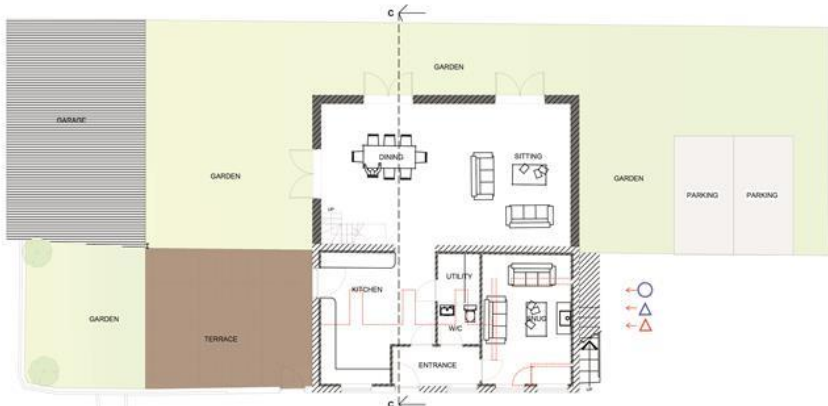
**DAVID JAMES & PARTNERS**  
**DESIGN**

RURAL | COUNTRYHOUSE | RESIDENTIAL  
Hartley House, Bablinton Road, Old Salford  
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Proposed First Floor Plan

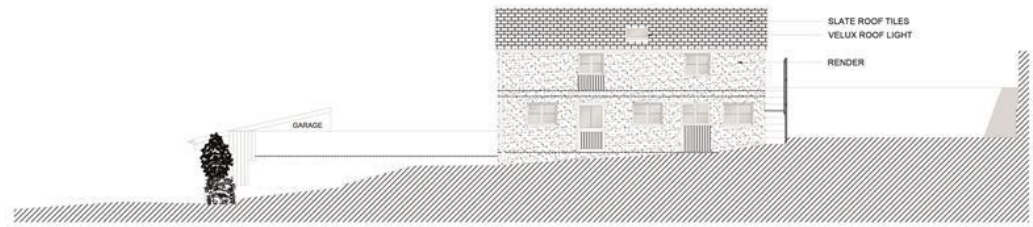


Proposed Ground Floor Plan

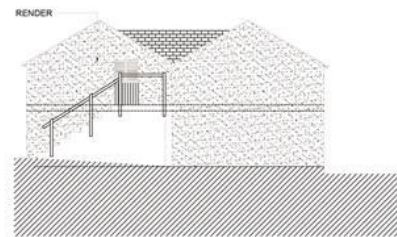
FLOOR AREAS:	
GF:	205m <sup>2</sup>
FF:	122m <sup>2</sup>
TOTAL:	327m <sup>2</sup>

- Ecology - wildlife mitigation measures
- △ Bird nesting boxes
  - Swallow nesting bowls
  - ▲ Bat nesting boxes (2F, 2FN or 1FF) Schweigler as per Ecology Report recommendations.

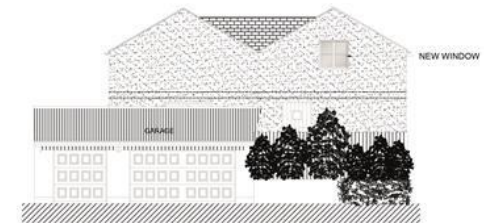
Building Key



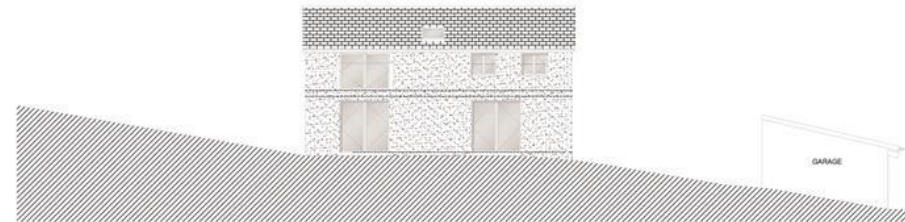
Proposed North East Elevation



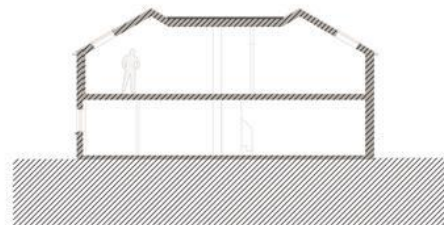
Proposed North West Elevation



Proposed South East Elevation



Proposed South West Elevation



Proposed Section C-C

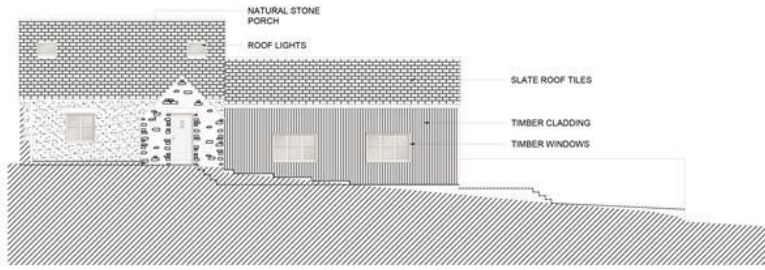
NOTES:		
Revisions:		
Ref	Class	Revision
A	04/09/17	Revised following client consultation
B	28/06/19	Revised following client consultation
C	13/08/19	Wildlife mitigation measures provided
Scale: 1:100 @ A1		
Date: September 2017		
Drawing by: JF & VT		
Client: M & Mrs G Jones Berry Farm Petrockstowe Chastampton Devon		
Project Title: Planning for Conversion of Agricultural Buildings to Residential. Berry Farm, Petrockstowe, Chastampton, Devon		
Drawing Title: Proposed Combined Old Parlour (4) & Dutch Barn (4a)		
Drawing No: S0013/09A/103 REV C		

**DAVID JAMES & PARTNERS**  
**DESIGN**

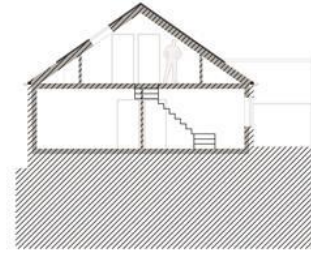
RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
Herby House, Robinson Road, Old Salford  
South Gloucestershire, BS17 9LX  
T: 01454 320141 F: 01454 320155 W: davidjames.co.uk

BERRY FARM, PETROCKSTOWE

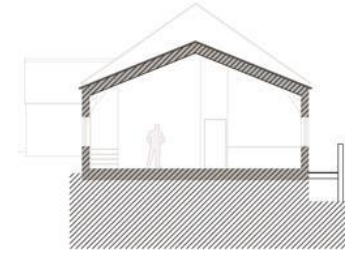
PROPOSED COMBINED - OLD PARLOUR (4) & DUTCH BARN (4A)



Proposed South West Elevation



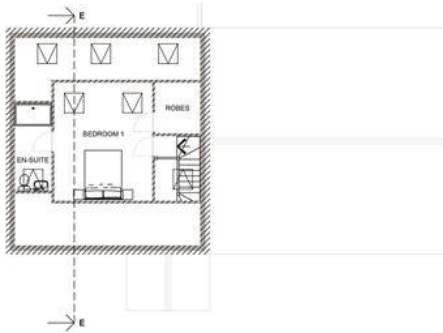
Proposed Section E-E



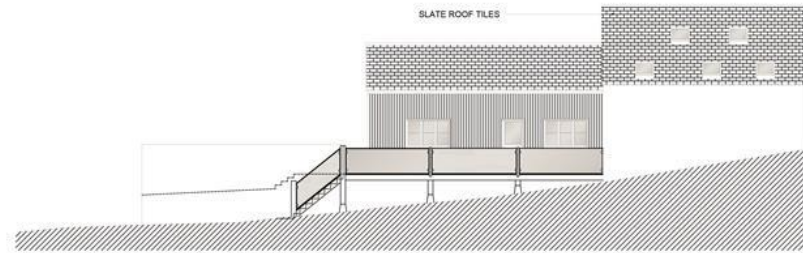
Proposed Section F-F



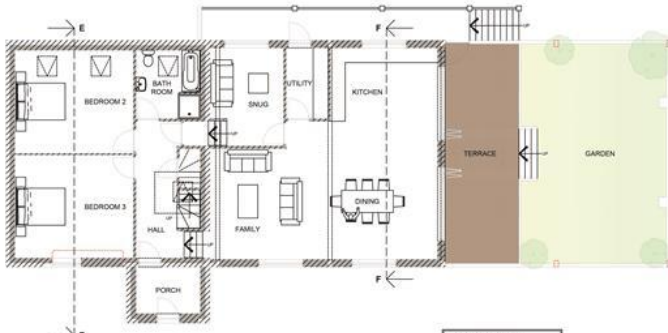
Building Key



Proposed First Floor Plan

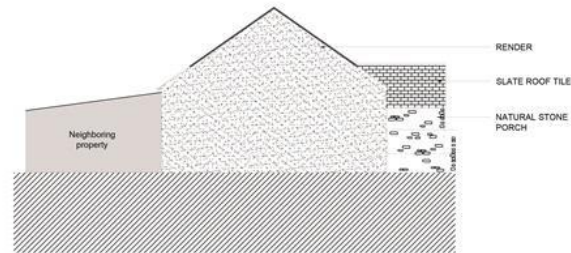


Proposed North East Elevation

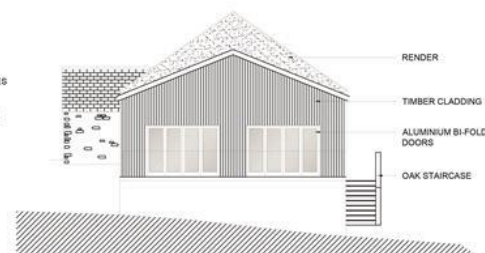


Proposed Ground Floor Plan

FLOOR AREAS:	
GF:	152m <sup>2</sup>
FF:	30m <sup>2</sup>
TOTAL:	182m <sup>2</sup>



Proposed North West Elevation



Proposed East Elevation

NOTES		
Revisions:		
Ref	Date	Revision
A	04/09/17	Revised following client consultation
B	04/12/18	North West Elevation added

Scale:	1:100 @ A1
Date:	August 2017
Drawing by:	JF & DOR
Client:	Mr & Mrs G. Jones Berry Farm Petrockstowe Chickampton, Devon
Project Title:	Planning for Conversion of Agricultural Buildings to Residential. Berry Farm, Petrockstowe, Chickampton, Devon
Drawing Title:	Proposed Combined Lock Up (5) & Atcost Building (5A)
Drawing No:	S0013/09A/104 REV B

BERRY FARM, PETROCKSTOWE

PROPOSED COMBINED - LOCK UP (5) & ATCOST BUILDING (5A)

