



Babland Barns, Babland Farm, Modbury, PL21 0SB

A collection of Grade II listed Stone Barns with detailed planning consent to convert into four units consisting of a 4 bedroom, a 3 bedroom and a 2 bedroom, full residential units and a 1 bedroom holiday use unit, PLUS a 5 bedroom Class Q Barn with land.

RENDELLS



Babland Barns

Babland Farm, Modbury, Ivybridge PL21 0SB

Situation:

Babland Barns are situated in a quiet location approximately 3 miles from the market town of Modbury which boasts a good range of independent shops and eateries as well as the useful amenities of a primary school, doctors, dentist and vets. It is around 8 miles to the very popular surfing beaches of Bantam and Challaborough and Plymouth is about 12 miles to the west. Totnes Train Station is about 12.5 miles away giving direct links to London Paddington. Access onto to A38 Devon Expressway is just over 5 miles to the north.

Description:

A range of Grade II Listed Stone Barns offering a unique development planning reference 4007/21/FUL and 4008/21/LBC providing 3 residential dwellings and one holiday/ancillary residence. Plus a Class Q Barn with detailed planning permission for a 5 bedroom dwelling with extensive curtilage and paddock. All in the heart of the South Hams with great access from the A38 to Modbury, Bigbury and Kingsbridge.

For Sale by private treaty to be offered as a whole or in lots to suit buyers requirements.

Guide Price as a Whole £1.2m

To arrange a viewing and register your interest or for further details please contact Rendells on 01626 353881 or email land@rendells.co.uk ref JJB & AMC





The Parlour

ground floor external area measuring approx. 250m² (2690ft²)

Unit 1:

A **four bedroom** residential property arranged over two floors that is situated within the middle of the development with a back garden. This consists of a kitchen, downstairs WC and utility, a walk-in larder, dining area with adjoining snug and a sitting room. Leading from this, there is a downstairs bedroom with ensuite and a large storage cupboard. Upstairs there are a further 3 bedrooms—two with ensuites—and a family bathroom.

Unit 2:

A **three bedroom** residential property arranged over three floors that is situated at the southern end of the range of stone barns. There will be a large rear garden. Within this sits an open-plan dining area and sitting room with adjoining kitchen. There is a downstairs bedroom and bathroom along with a large storage cupboard. Upstairs there are a further two bedrooms and family bathroom. There is also an airing cupboard.

Unit 3:

A **one bedroom** holiday let that is provided over two floors at the northern end of the main range of barns comprising of an open-plan kitchen/living area with downstairs bathroom and a bedroom above.

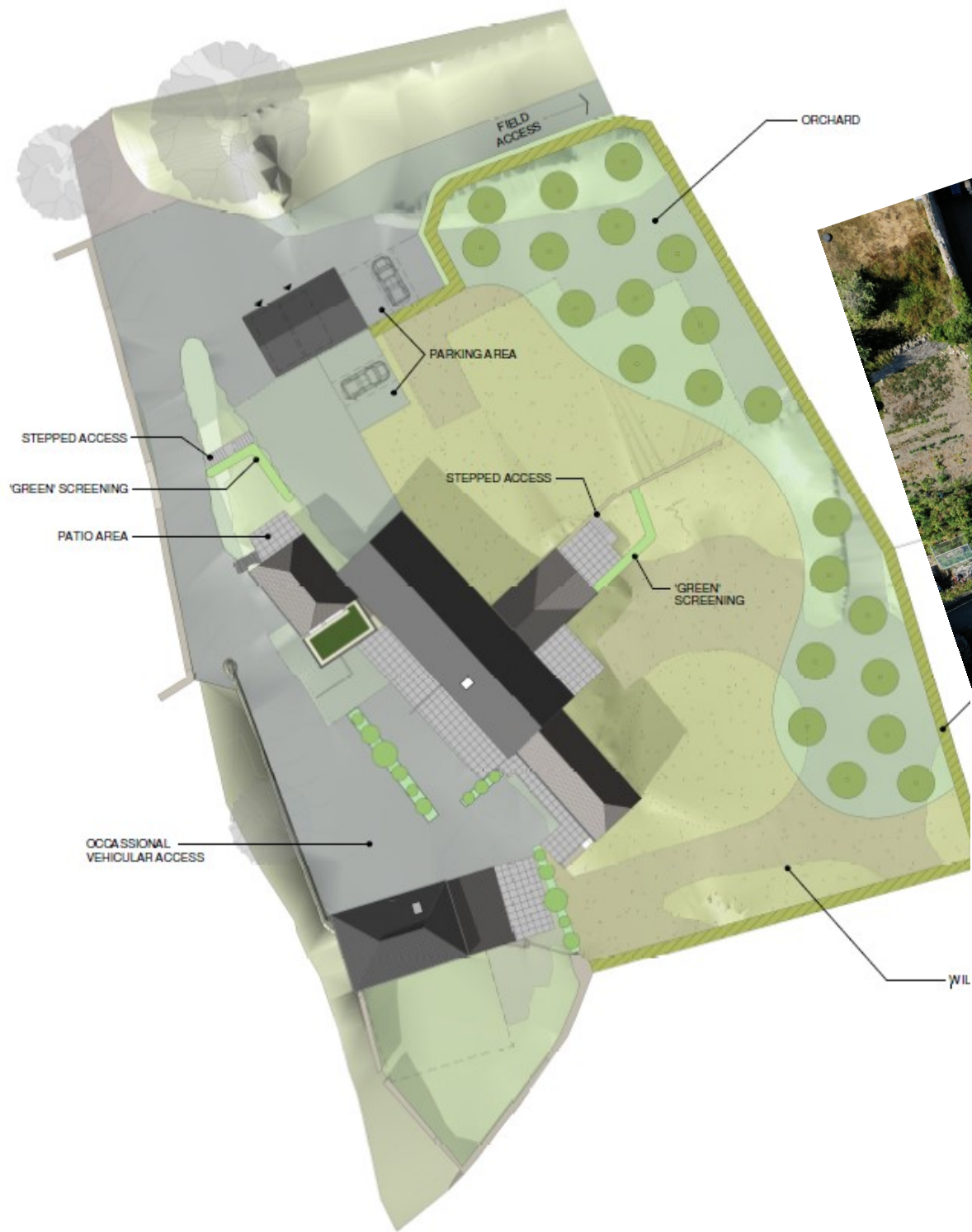


Outside:

Access to the front of the barns will be by foot only with parking areas, garages, and bin storage to the north and east and a large area to the rear to create private gardens. Currently there is a redundant slurry store that is being removed and the sheep shed to the rear that shall be vacated by the 31st March 2024 and can be removed if required. If any of the agricultural buildings remain, they are permitted to be utilised for storage only and will be required to be removed once the building work is completed.

Services:

Currently there is a shared electrical and water supply to each building. All rights will be reserved for the benefit of access and services.



The Shippen

ground floor external area measuring approx. 80m² (860ft²)

Unit 4:

A **two bedroom** detached stone barn surrounded by a stone wall to provide a lovely self-contained dwelling.

Ideal as a holiday home, with views across the field to the south.

Outside:

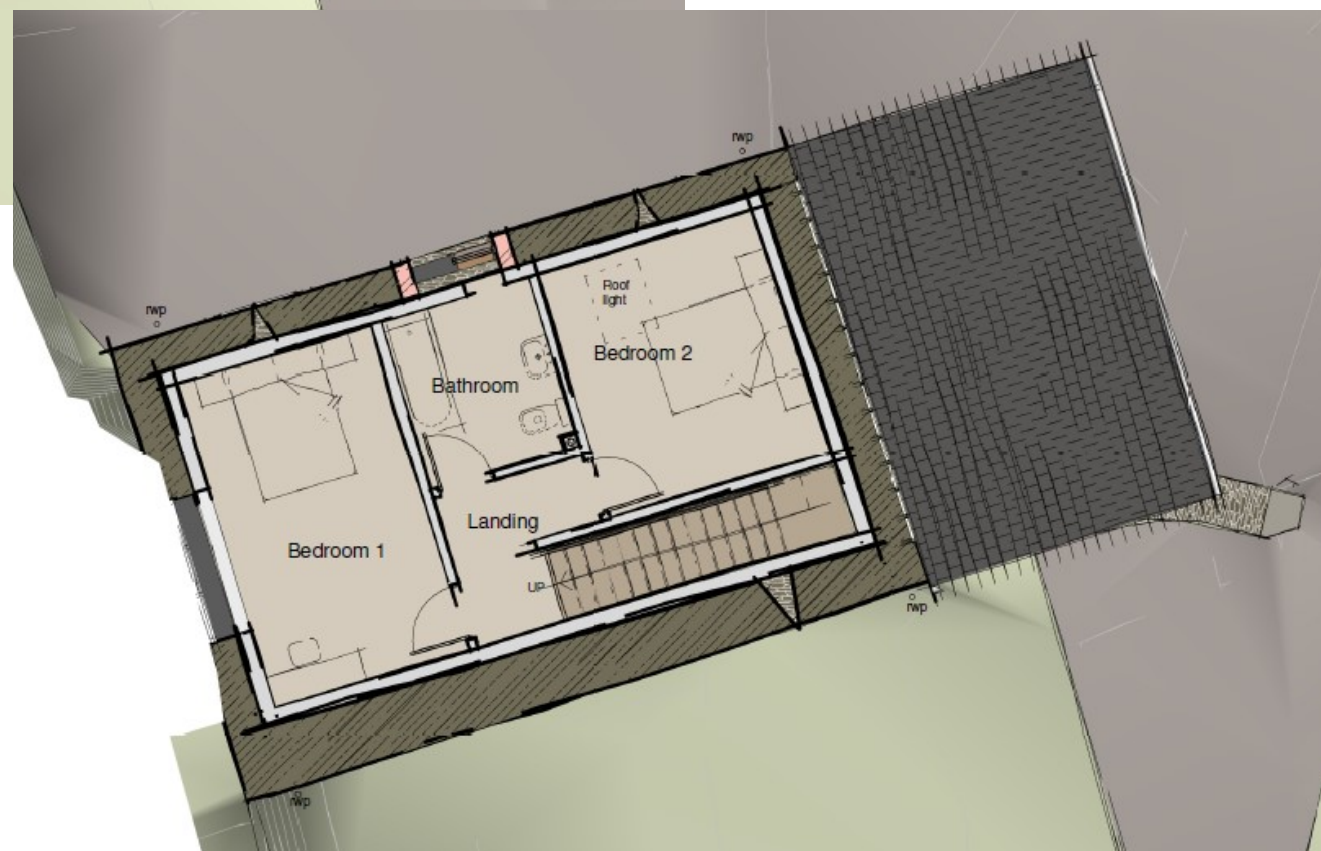
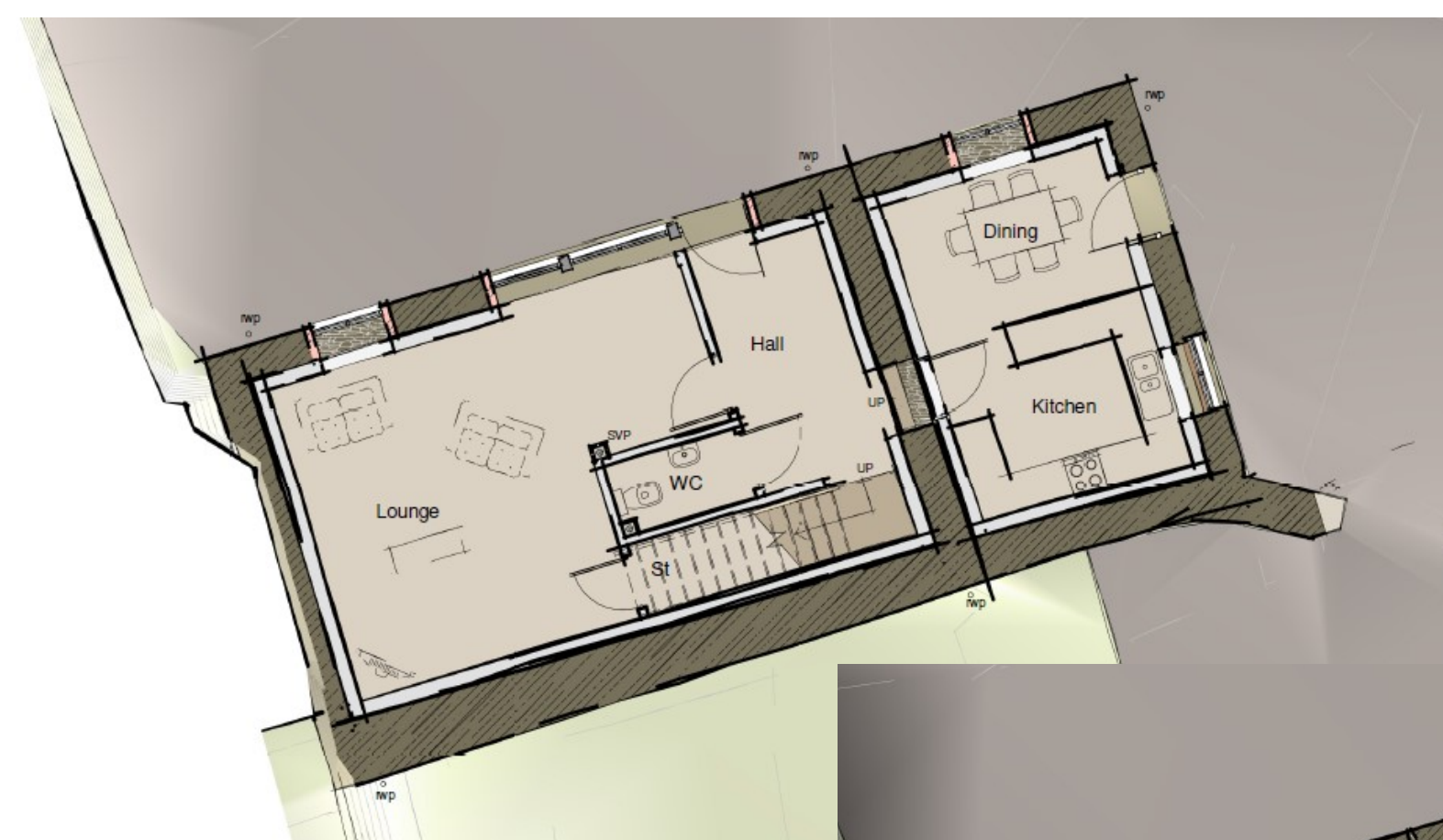
Access down past the front of the barns with parking and a concrete area to the rear for a private garden, with further space below where there is currently a redundant barn to be removed by the 31st March 2024, thus allowing views across the fields to the south.

Services:

Currently there is a shared electrical and water supply to each building.

All rights will be reserved for the benefit of access and services.





The Barn

ground floor external area measuring approx. 382m² (4110ft²)

Unit 5:

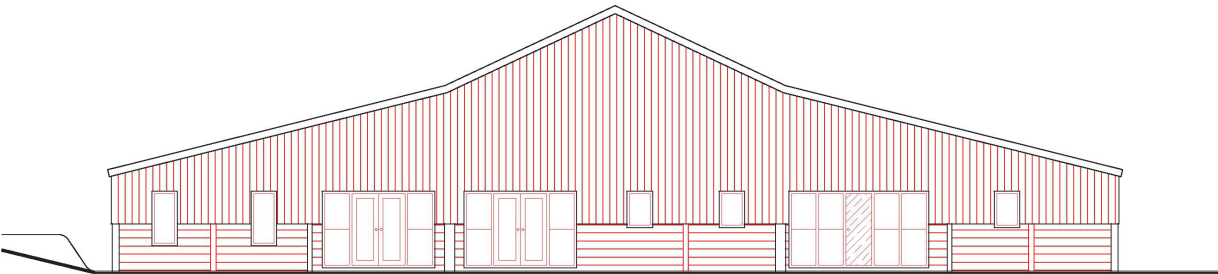
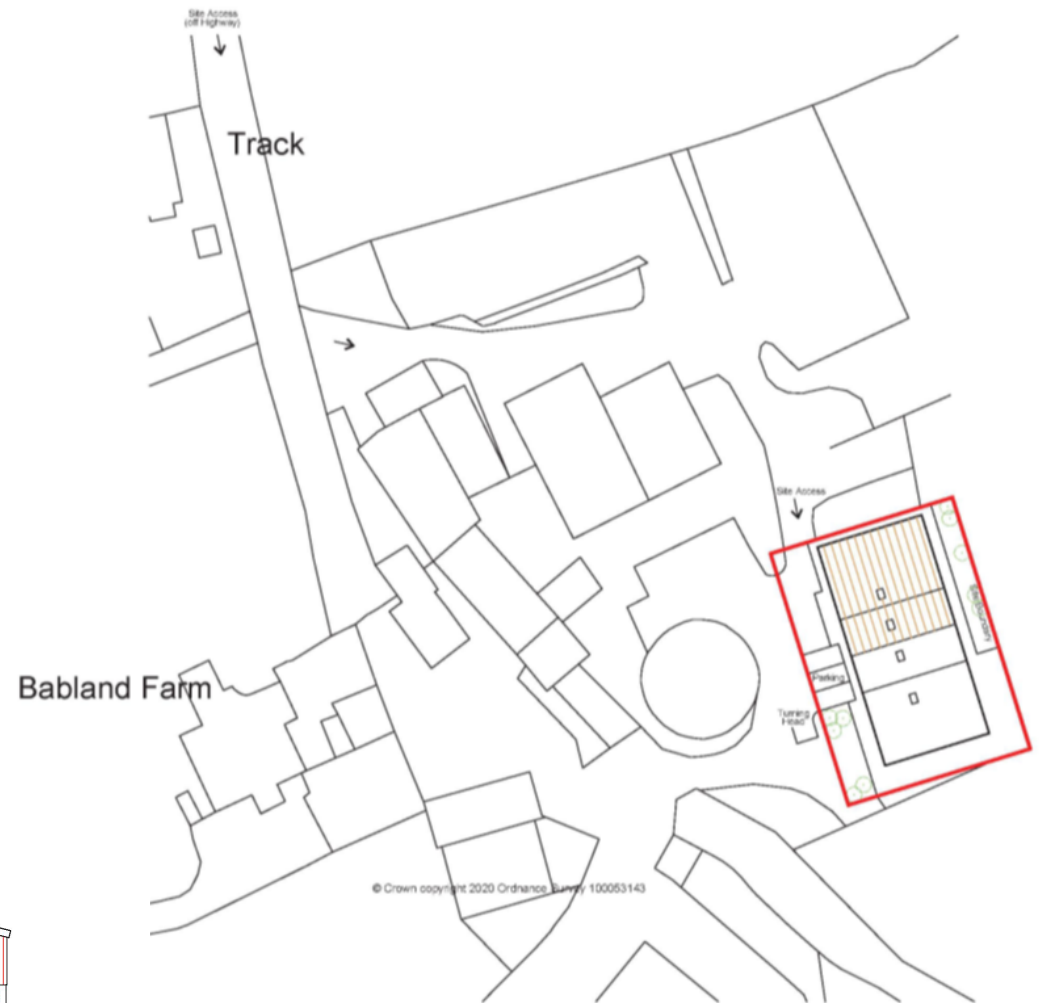
A **five bedroom** detached barn with Class Q A & B conversion granted on the 7th July 2021. Planning reference 1478/21/PDM

Outside:

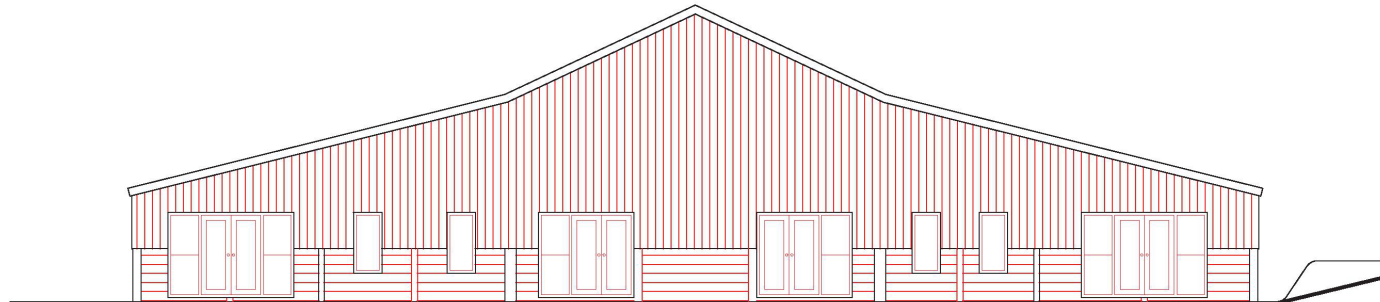
Access would be from the track around the stone barns to the north. The barn will have an area to the west of the barn for parking while to the east there will be a large garden, paddock area.

Services:

Currently there is a shared electrical and water supply to each building. All rights will be reserved for the benefit of access and services.

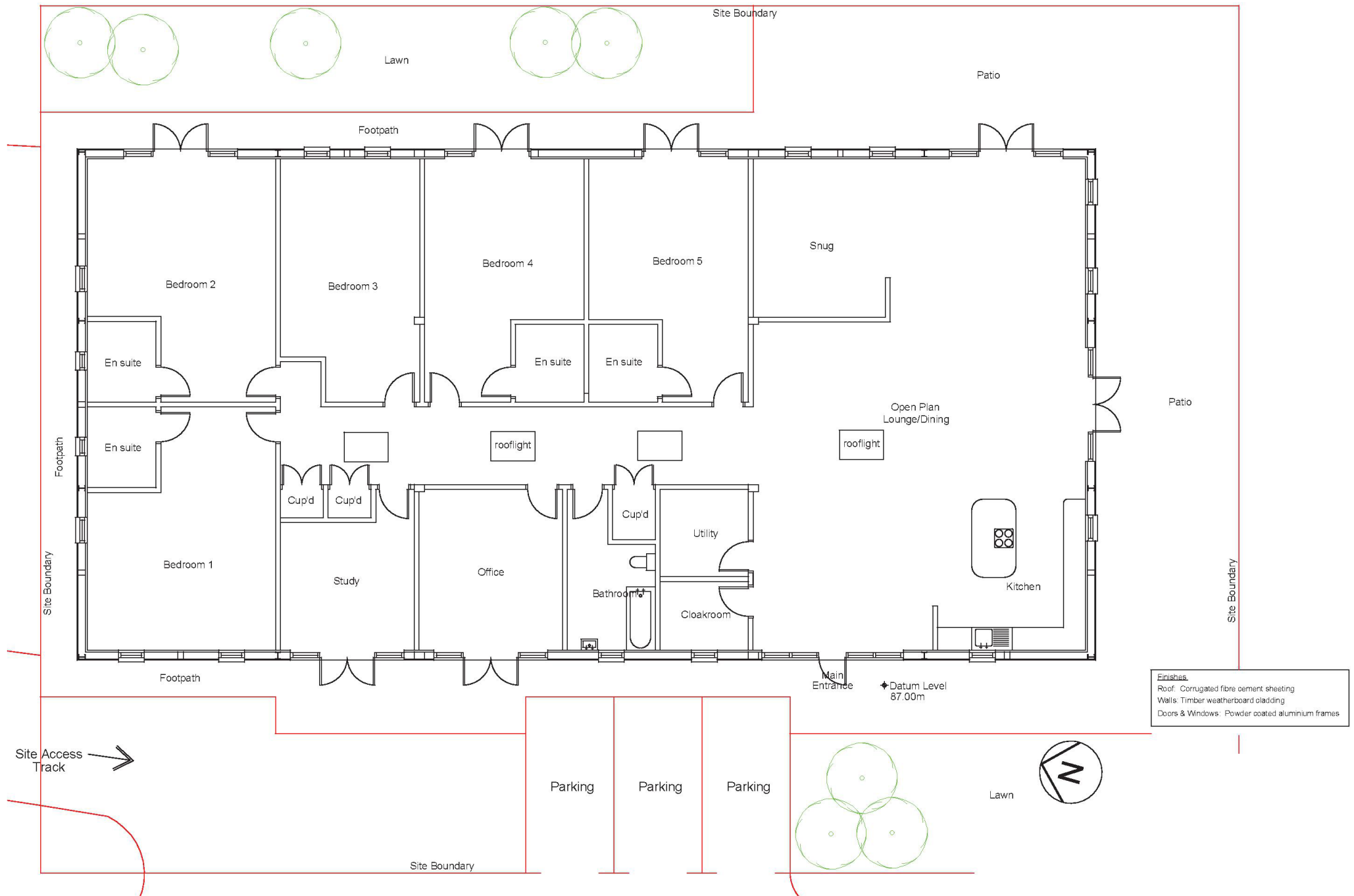


WEST ELEVATION



EAST ELEVATION

Finishes:
Roof: Corrugated fibre cement sheeting
Walls: Timber weatherboard cladding
Doors & Windows: Powder coated aluminium frames



GENERAL REMARKS & STIPULATIONS

Local and Planning Authority:

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

Council Tax:

Council tax band E rate 2021/22 £2,634 per annum.

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Plan:

The sales plan identifies the full extent of the property as a whole being sold outlined in red.

The right of access for all purposes, all vehicles and on foot at all times is over the area hatched blue.

Maintenance will be shared subject to usage.

Viewings :

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

Directions:

Driving along the A379 heading from Kingsbridge to Modbury, take a right turn at Harraton Cross and Babland Farm will be the first turning on your right.

what3words:

thankful.dragonfly.giggled

Sellers Agents:

Rendells, 13 Market Street, Newton Abbot TQ12 2RL

Tel: 01626 353881 Email: land@rendells.co.uk Ref: JJB/AMC





Sales Plan:
Not to scale for illustrative purposes only.

Babland Farm
Bungalow

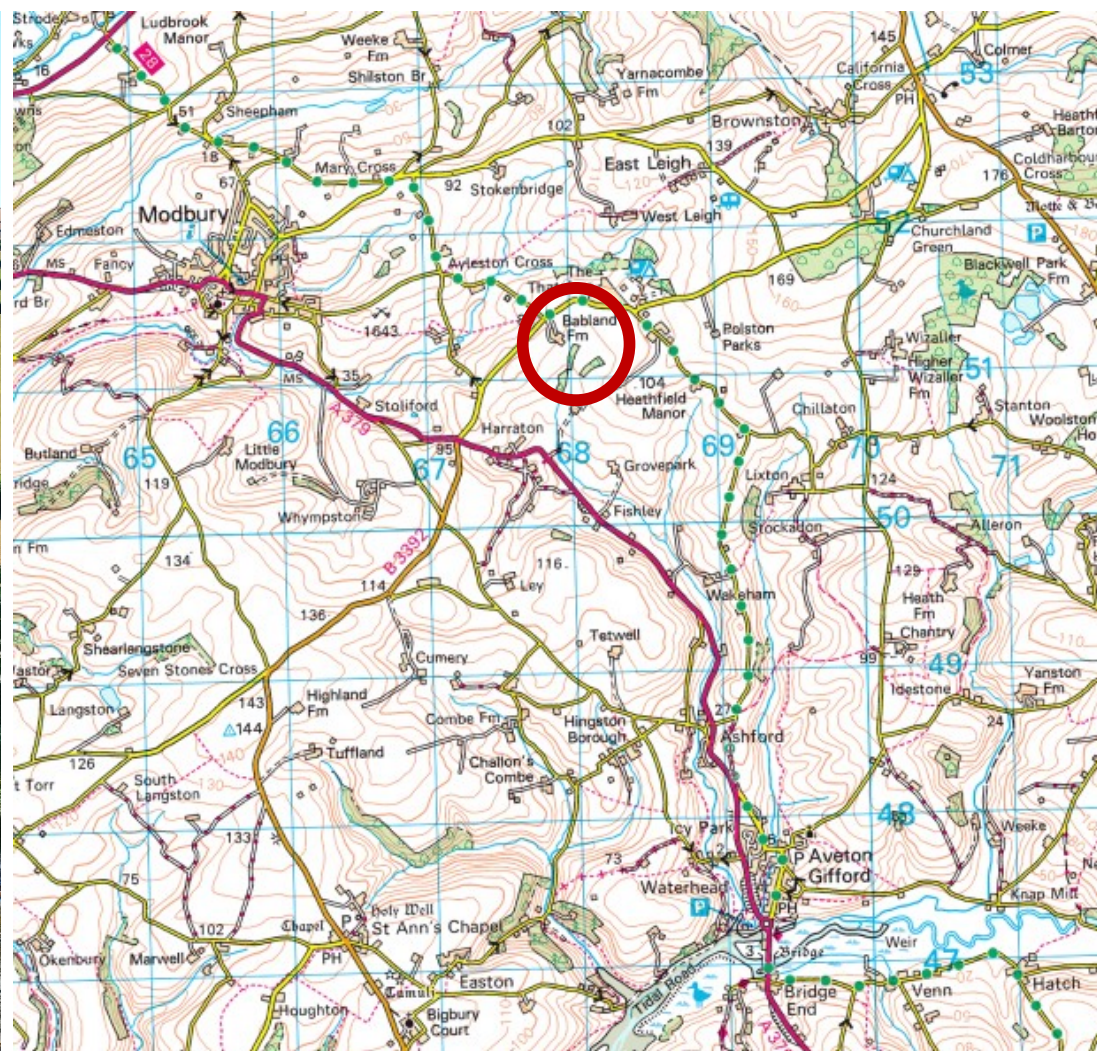
Track

Tank

land Farm

Track

88.6m



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



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