



Branscombe Barn



SITUATION

Branscombe Barn is situated 2 miles north of Dawlish in a beautiful rural setting. Dawlish is a fascinating Regency resort town nestled attractively between steep surrounding hills. The train line, part of Brunel's atmospheric railway, sweeps along the entire seafront and beach. Character cottages, impressive villas, narrow streets and bustling shops form part of its charm. The town is famous for its black swans and sandy beach. Exeter (13 miles) has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre, schooling (state and private) plus sporting and recreational facilities. There are mainline railway stations on the London Paddington and Waterloo lines.

DESCRIPTION

Planning permission has been approved for change of use of a barn to a dwelling within a generous plot of land in a beautiful rural location near Dawlish. This timber agricultural barn has approved plans to develop into a 3 bedroom detached dwelling (05/2017/02a). The barn is set in a generous plot of land approximately 0.8 of an acre. Grant of conditional planning permission, application reference: 21/01823/FUL.

PLANNING PERMISSION

Teignbridge District Council has granted planning permission to carry out the development described in the application validated on 7th February 2022 subject to conditions. The proposal "Change of use of barn to a dwelling" can be found on www.teignbridge.gov.uk/planning application reference 21/01823/FUL. Please visit the planning portal for all associated documents.

CIL

The proposed gross internal area is 144.47m². The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 72.54m². The CIL liability for this development is £19,983.90. This is based on 71.93 net m² at £200 per m² and includes an adjustment for inflation in line with the RICS CIL index since the introduction of CIL.

EXE ESTUARY/DAWLISH WARREN HRA

The application site is within 10km of the Exe Estuary SPA and Dawlish Warren SAC and is therefore subject to the requirements of the 2017 Conservation of Habitat and Species Regulations. More information about these regulations as they apply in this area can be found here <https://www.teignbridge.gov.uk/planning/biodiversity/exe-warren-habitat-mitigation/>.

In the absence of bespoke mitigation, a Habitat Mitigation Regulations contribution of £902 per additional dwelling is required to offset in-combination recreation impacts on the SPA and/or SAC. A net gain of 1 dwelling is proposed, i.e. a total of £902 is required to be contributed.

With this in place, the LPA, as Competent Authority, is able to conclude that there will be no effect on the integrity of the European site(s) such that this does not constitute any reason for refusal of the development.

SERVICES

Currently the barn is connected to mains electricity, mains water and has a septic tank. The dwelling hereby permitted shall not be occupied until a surface water drainage scheme has been implemented in accordance with full details which shall first be submitted to and approved by the Local Planning Authority.

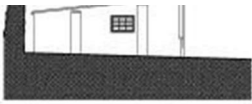
DIRECTIONS

From Exeter proceed on the A379 to Dawlish passing through the villages of Kenton and Starcross. Before reaching Dawlish Warren, just after Cofton Holiday Park, turn right onto Port Road. After half a mile turn left onto Branscombe Lane where the barn is located on the right.

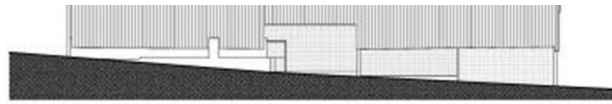
A development opportunity in a rural location near Dawlish set in a plot of approximately 0.8 of an acre.

- Rural location near Dawlish
- P/P for a 3 bedroom dwelling
- Single storey accommodation
- 0.8 of an acre plot
- Freehold

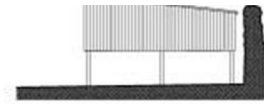
Guide Price £425,000



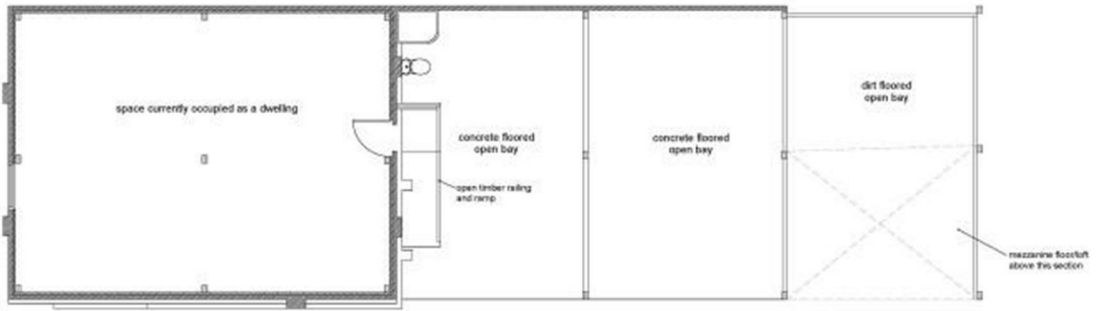
north east elevation as existing 1:100



north west elevation as existing 1:100



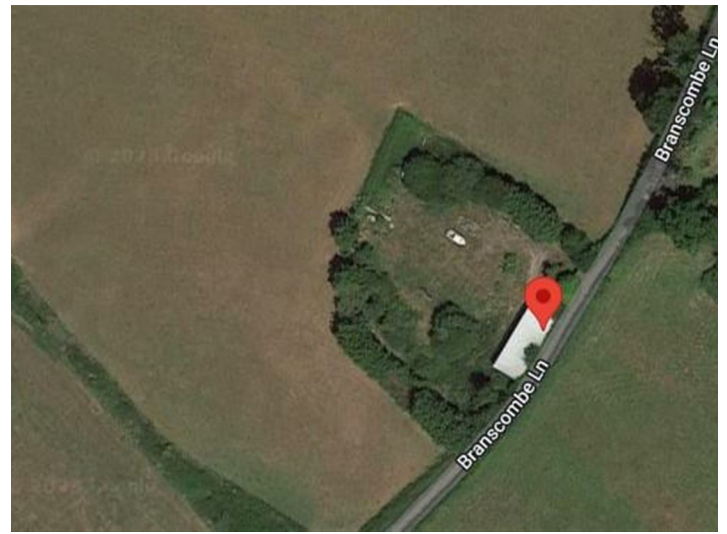
south west elevation as existing 1:100

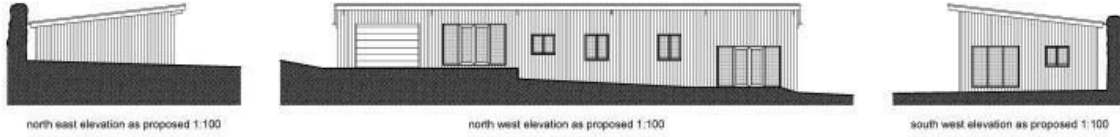


ground floor plan as existing 1:50



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ground floor plan as proposed 1:50

GROSS INTERNAL FLOOR AREA = 144.47 SQUARE METRES



block plan 1:500



location plan 1:1250

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

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
101-149	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-20	G		

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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