



Residential Development Site at Manley Farm

Tiverton, Devon

Carter Jonas

**Residential Development
Site at Manley Farm
Halberton
Tiverton
Devon
EX16 4NJ**

**A residential development
site for two detached
dwellings.**

The residential development site at Manley Farm comprises a site with consent for the removal of a modern farm building and replacement with two no. substantial detached four-bedroom dwellings and associated garages, together with the creation of a new access.

In all extending to 1.91 acres.

For sale by private treaty as a whole.

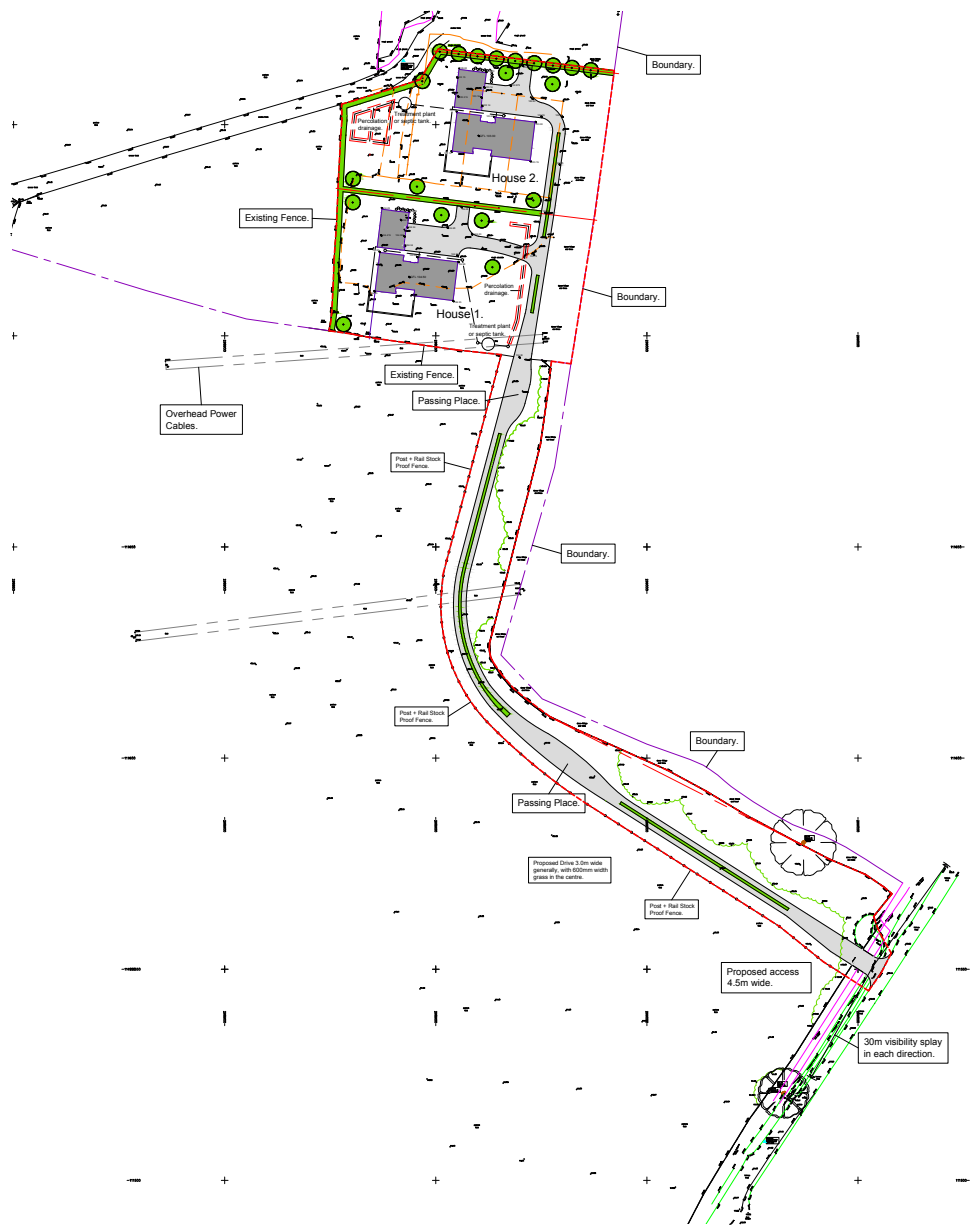
Carter Jonas



Location
The property is conveniently located close to the village of Halberton and the town of Tiverton. Tiverton provides an excellent range of shopping, banking, recreational, healthcare and educational facilities. The North Devon Link Road (A361) is within easy reach and provides access to the M5 motorway at Junction 27 with the regional centres of Exeter and Taunton within easy reach, as well as Tiverton Parkway mainline railway station.

The Property

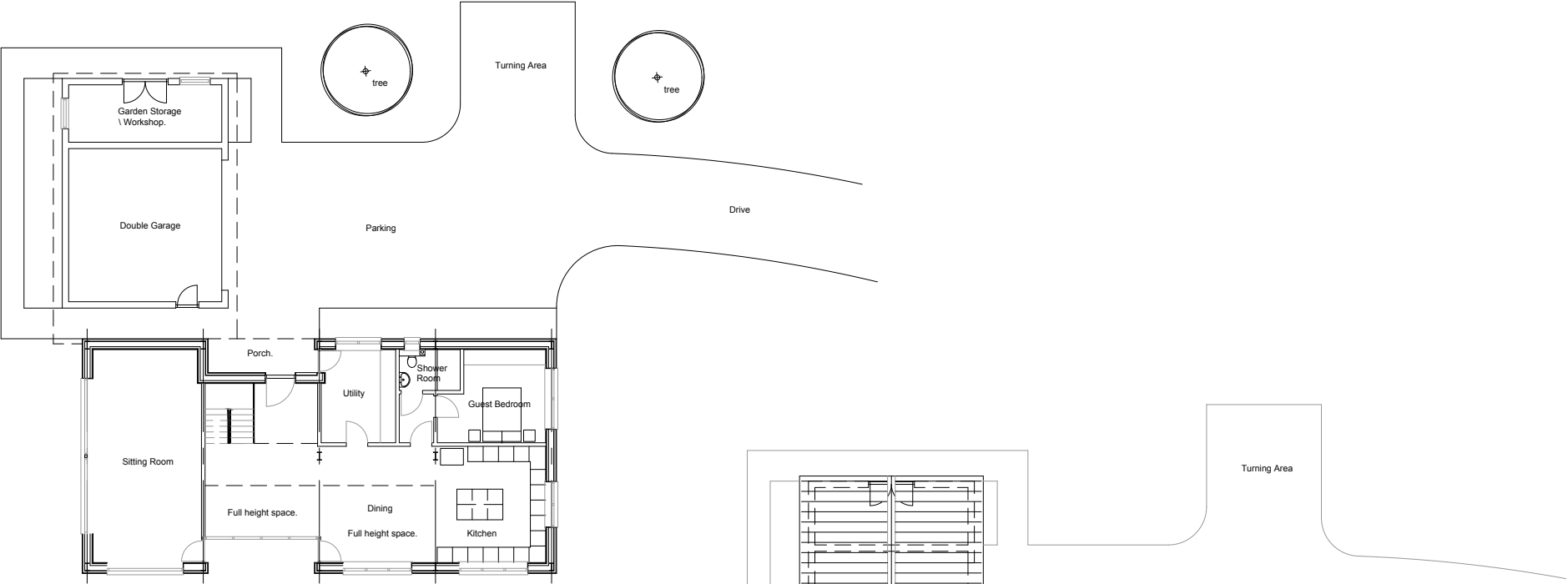
The property comprises a concrete yard and modern timber framed and clad agricultural building for demolition. There is a new access to be established to the site running to the south. The proposed dwellings will provide substantial accommodation, each with a proposed gross internal area of 265sqm and a garage/store with a gross internal area of 51sqm.



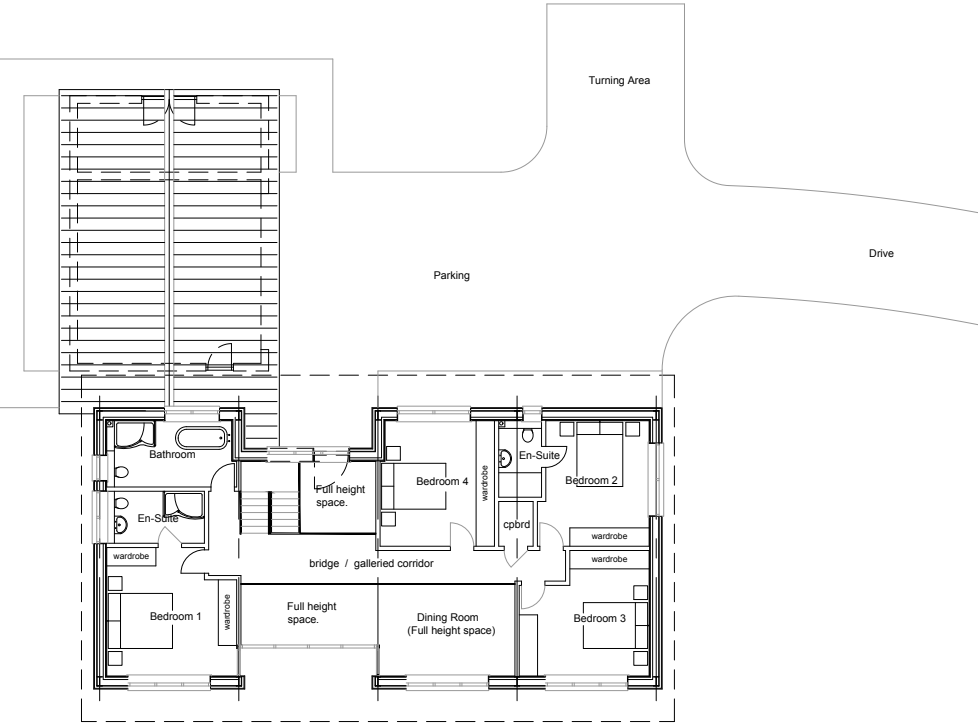
Proposed plans

Residential Development Site
at Manley Farm
Halberton
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For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Method of Sale

The property is offered for sale by private treaty with a guide price of £395,000.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession available upon completion.

Planning

Planning permission was granted by Mid Devon District Council for the erection of two dwellings and garages following the demolition of the agricultural building to include the formation of a vehicular access and associated works, on 12th September 2024. The planning application reference number is 24/01026/FULL.

Services

New service connections will need to be established by the purchaser to service the dwellings. There is mains water and electricity available in the vicinity of the site, to the south. The relevant easements will be granted over the vendor’s retained land to facilitate connections as required. Potential purchasers should make their own enquiries of South West Water and National Grid (Western Power Distribution) in relation to the availability and capacity of mains service connections to the site.

Health & Safety

Potential purchasers should take particular care when inspecting the site as it currently forms part of a working farmstead. Potential purchasers should be mindful of machinery and livestock movements at the time of inspection as well as uneven and potentially slippery ground surfaces.

Local Authority

Mid Devon District Council
www.middevon.gov.uk

Viewings

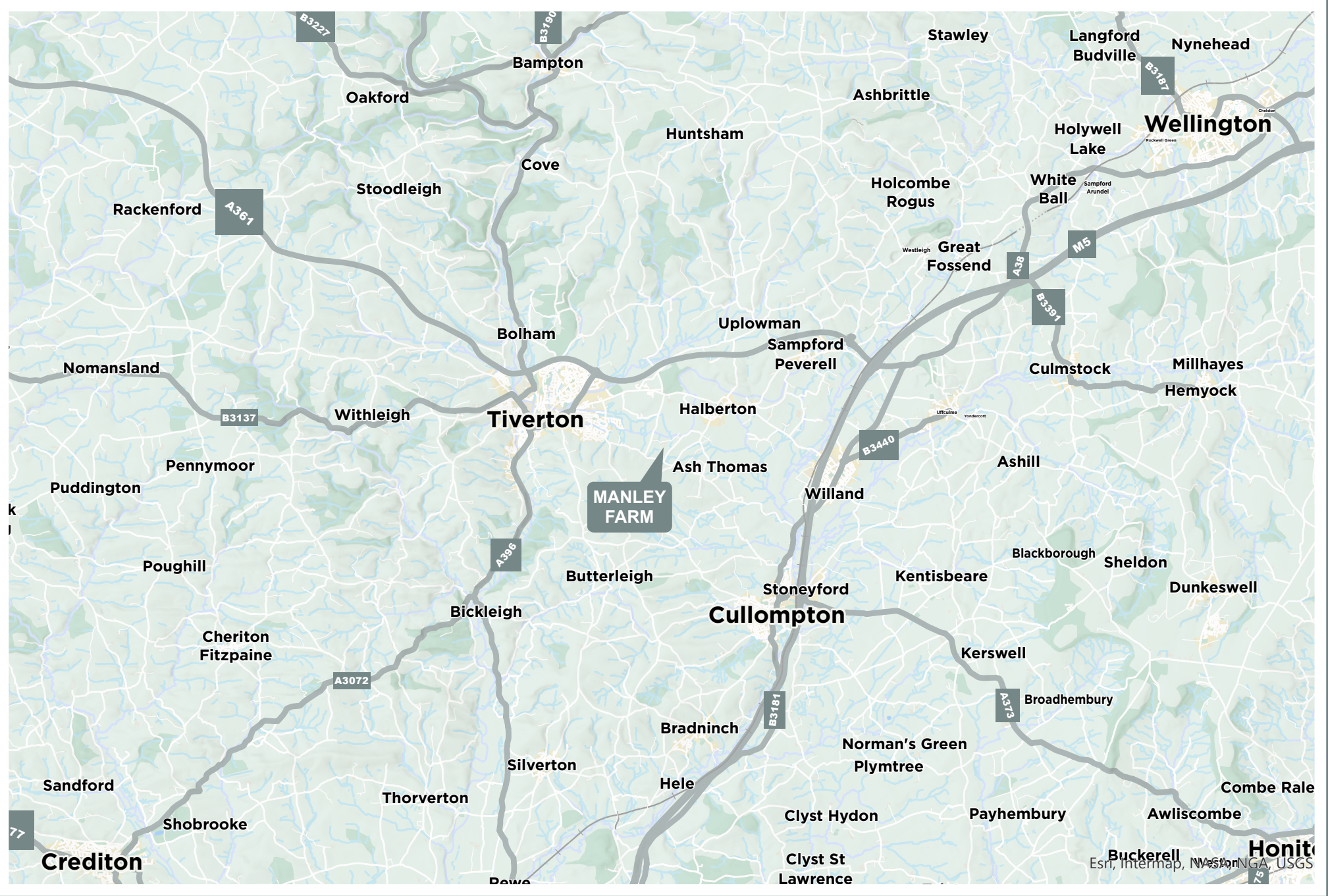
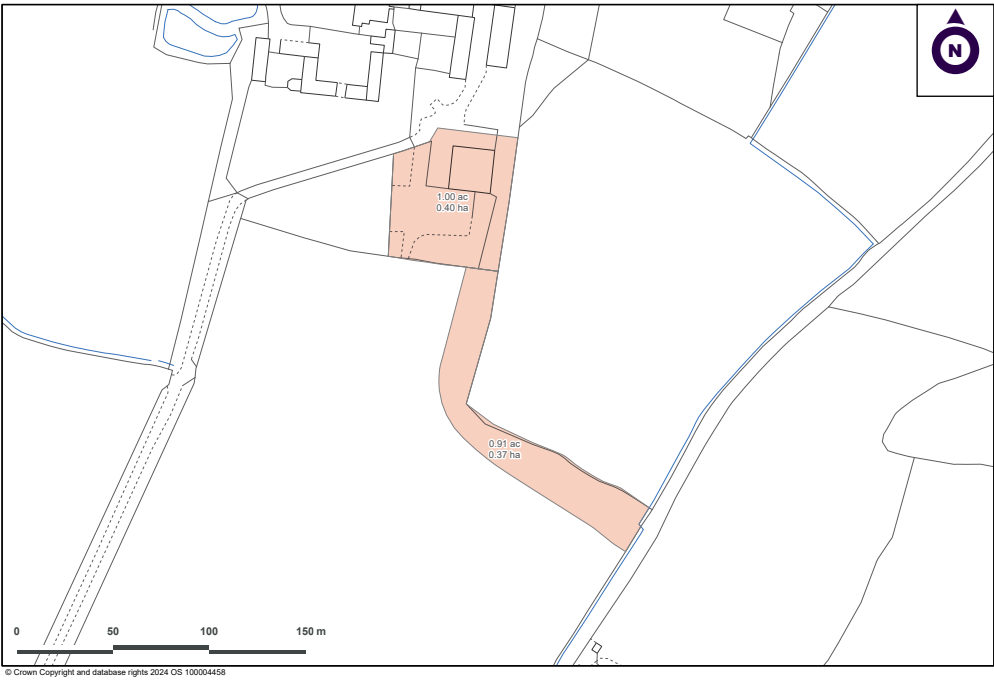
Viewings are strictly by appointment through the selling agents, Carter Jonas, on 01823 428590.

Directions

Heading from Halberton towards Tiverton, turn left onto Manley Lane shortly after the entrance to Hartnoll Business Park. Follow this road for about one mile, crossing the bridge over the canal, and turn left shortly after, onto Manley Farm driveway. Follow this drive, passing the residential properties on the left-hand side, and following the driveway around to the right. Continue up, passing the gravel entrance to Manley Farmhouse on the left, and park at the end of the driveway, by the farm buildings. Go through the gate to the south of the entrance and the site will be found across the paddock to the south east of the traditional barns.



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Taunton

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Important information

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