



## Venns Farm, Sowton, Exeter, EX5 2AE

A unique development or home business opportunity with substantial five bedroom Grade II Listed farmhouse, courtyard of traditional barns with planning permission for conversion to residential and commercial use established on site



# KEY FEATURES

- Grade II Listed 5 bed family farmhouse
- Planning permission for the conversion of a courtyard of traditional buildings to provide 3 x three bedroom dwellings
- Home business opportunity with commercial use established on the outbuildings
- Rural yet convenient location with close proximity to the M5, A30 and Exeter International Airport.
- The site extends to approximately 2.48 acres and includes a paddock of approximately an acre.





## LOCATION

The property is set in a rural location in the desirable quiet village of Sowton with excellent links into the city centre of Exeter, Exeter airport accommodating internal and external flights and to the national motorway network via the M5 and A30. Exeter Central train station is within the city centre and offers connectivity to London Paddington. The idyllic village has a Church and Village Hall with local club activities and surrounding villages provide everyday amenities of pubs, post offices and local schools.

- 1.4 miles from A30
- 1.9 miles from Junction 29 of the M5
- 2.5 miles from Exeter International Airport
- 5.5 miles from Exeter Central trainline station





## THE FARMHOUSE

Charming and idyllic Grade II Listed farmhouse nestled in the heart of the countryside with strong commuting links, offering a perfect blend of rustic elegance and modern comfort. This picturesque property sits on 2.48 acres of land providing a private retreat for those seeking a peaceful rural lifestyle. The farmhouse boasts five bedrooms, three bathrooms, large family kitchen, two reception rooms a wood panelled dining room, two study's and a large utility. Classic architectural features, such as exposed wooden beams, give character to the interior, while large windows flood the rooms with natural light and showcase panoramic views of the surrounding landscape. The heart of the home is a spacious country kitchen, complete with modern appliances, a wine larder and an island accommodating a farmhouse sink and a hob, creating an ideal space for culinary enthusiasts and family gatherings. Externally, the expansive grounds provide ample opportunities for gardening, small holding, or enjoying outdoor activities.





## PLANNING PERMISSION

To the South West of the farmhouse is a courtyard of traditional farm buildings, Currently used for commercial storage in accordance with the Vendors business. Planning permission was granted in September 2023 for the “conversion of buildings to three residential dwellings including creation of parking areas” under planning reference 23/0443/FUL (East Devon District Council jurisdiction). Listed building consent has also been obtained under reference 23/0443/LBC.

The planning permission under reference 23/0443/FUL provides the following accommodation:

- Plot 1 – 3 bedroom two storey barn
- Plot 2 – 3 bedroom single storey barn
- Plot 3 – 3 bedroom single storey barn

Plans, a structural survey and an asbestos survey are available within the data room

S106 liability – We are advised that a contribution is due of £376.62 per dwelling, a copy of S106 document is available.

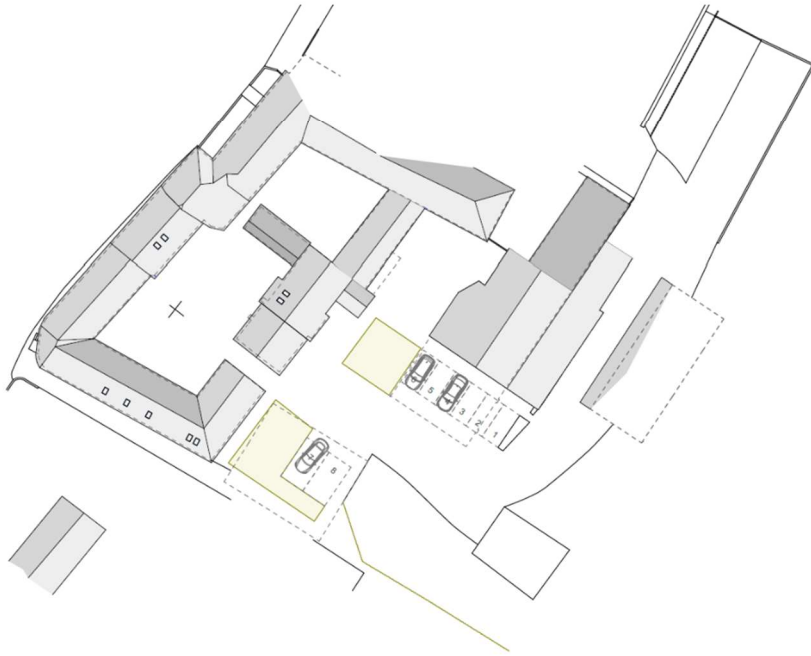
CIL Charge – We are advised that a CIL payment of approximately £36,000 will be due although purchasers are advised to make their own enquiries of East Devon District Council.

## OUTBUILDINGS

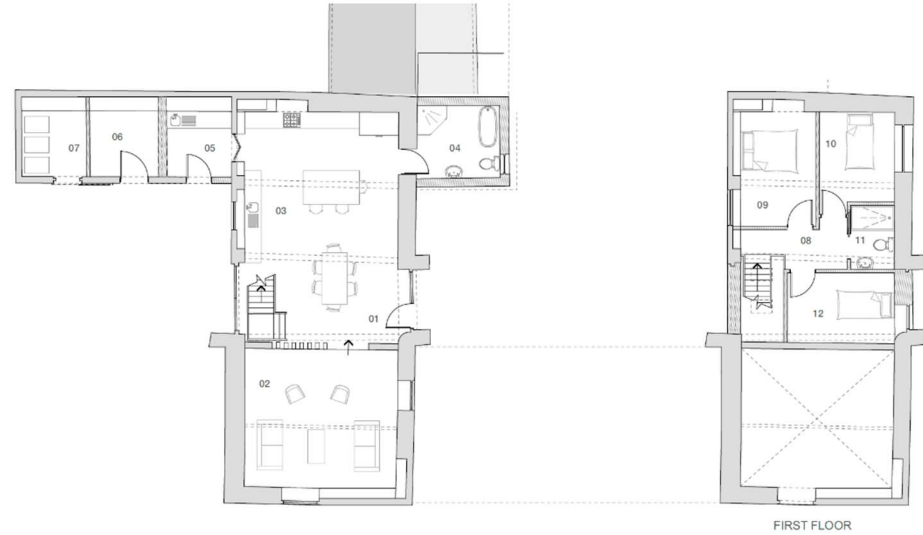
- Workshop adjoining farmhouse – of brick and stone construction
- Modern block built building with roller shutter door
- Timber built car port
- Storage yard
- A range of modern open fronted buildings used for storage
- Courtyard of curtilage listed traditional buildings constructed from brick, cob and stone  
With planning consent obtained for the conversion to 3 dwellings.



## PROPOSED SITE PLAN



## PROPOSED DWELLING 1 FLOORPLAN



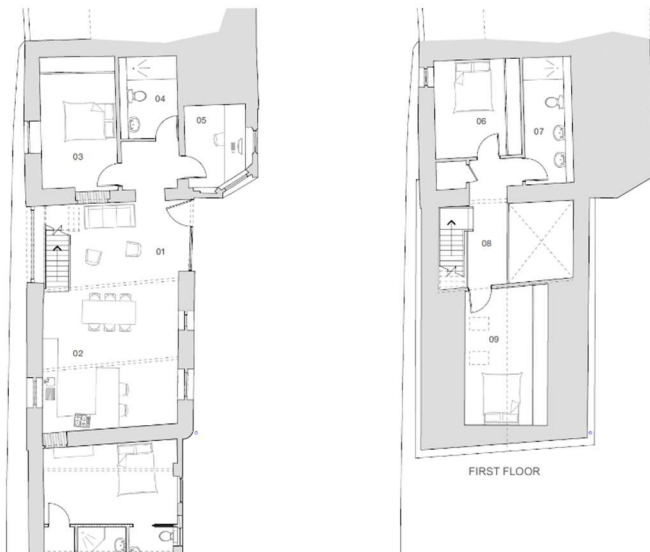
### LEGEND:

- |                    |                       |
|--------------------|-----------------------|
| 01 Entrance/Dining | 07 Communal Bin Store |
| 02 Living room     | 08 Landing            |
| 03 Kitchen         | 09 Bedroom 1          |
| 04 Bathroom        | 10 Bedroom 2          |
| 05 Utility         | 11 W/C                |
| 06 External Store  | 12 Bedroom 3          |

FIRST FLOOR



## PROPOSED DWELLING 2 FLOORPLAN



FIRST FLOOR

### LEGEND:

- |                         |              |
|-------------------------|--------------|
| 01 Entrance/Living Room | 07 Bathroom  |
| 02 Kitchen/Dining       | 08 Landing   |
| 03 Bedroom 1            | 09 Bedroom 3 |
| 04 Bedroom              |              |
| 05 Study                |              |
| 06 Bedroom 2            |              |



## PROPOSED DWELLING 3 FLOORPLAN



### LEGEND:

- |                  |             |             |
|------------------|-------------|-------------|
| 01 Entrance Hall | 07 W/C      | 13 En-Suite |
| 02 Kitchen       | 08 En-Suite | 14 En-Suite |
| 03 W/C           | 09 En-Suite | 15 En-Suite |

## COMMERCIAL USE

The property offers a fantastic home business opportunity with commercial use established on the modern and traditional buildings. A certificate of lawful use was granted in 2016 for the “commercial storage of goods advertised for sale online, in the published press and sold at auctions and the resale of the stored goods via the internet, telephone sales, email as well as inspection and sale of the stored goods by customers in person predominantly by prior arrangement”. Some of these buildings will need to be demolished as part of the residential development, however a substantial amount will be retained for commercial use.

## LAND

A paddock extending to approximately 1 acre lies to the East of the farmhouse and outbuildings

## EPC

Farmhouse – E51

## SERVICES

The farmhouse is serviced by mains water, mains drainage and mains electricity

## COUNCIL TAX

Band F - £3,215.87 (2024)

## BUSINESS RATES

Store 1 – RV £9,900

Store 2 – RV £2,275

## INTEREST

Freehold for sale

## ADDITIONAL INFORMATION

Access to the Data Room which contains searches, legal documentation and planning documents is available from the joint agents Perry Holt

## METHOD OF SALE

The property is for sale by way of private treaty.

## PRICE

Guide price £1,400,000 for the Freehold interest

## VAT

We understand that VAT is not currently payable on the purchase price.

## RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The sale will be subject to and with the benefit of all existing wayleaves, easements and right of way as may exist.

## LEGAL COSTS

Each party to be responsible for their own legal costs

## VIEWINGS

Strictly by appointment on allocated viewing days with the Vendor's joint agents Newton Ryder Chartered Surveyors 01579 384889

## DIRECTIONS

From Junction 29 off the M5 follow the signage to Honiton Road. Follow Honiton Road for approximately a mile and when you reach the Black Horse Inn on your left, turn right towards Sowton Village n Sowton Lane. Follow Sowton Lane for approximately half a mile and into the village. Venns Farm is located on the left.

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The Misrepresentation Act 1967.

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