



Skinners Land
Bondleigh
North Tawton
EX20 2DL



O.I.R.O - £280,000



Skidders Land, Bondleigh, North Tawton, EX20 2DL.

A rare dual-barn opportunity in Devon, offering four-dwelling Class Q conversion, detached three-bedroom home, private gardens, parking, and expansion potential. ...



- Two Separate Access Drives
- Independent Construction & Future Use
- Excellent Site Logistics Available
- Ample Space For Contractors
- Peaceful Rural Countryside Setting
- Natural Screening From Mature Trees
- Convenient Mid Devon Location
- Easy Access To Local Amenities
- Schools, Transport Links Nearby
- Established Planning Consent Secured
- Flexible Space For Equipment
- Secure And Risk-Free Planning
- Private And Independent Access



A rare and exciting opportunity, this site offers two independent Class Q conversion projects, each with direct access and significant potential. Whether you are a developer seeking a proven scheme or a self-builder looking for a bespoke rural home, the flexibility, scale, and established planning position of this property make it a compelling investment in the heart of Devon.

Barn One – Agricultural Barn with Class Q Approval for Four Dwellings

This impressive barn benefits from secure Class Q planning consent for conversion into four spacious family homes, each measuring approximately 150 sqm. The proposed layouts have been carefully considered to maximise natural light and flow, with open-plan living spaces, well-proportioned bedrooms, and ample scope for high-quality contemporary finishes. The resulting homes will combine the character of their agricultural setting with modern comfort, providing a unique collection of three-bedroom houses in the Devon countryside. Each property will have its own private entrance and garden, with shared parking and access designed for practicality and convenience. Importantly, the principle of residential use on this site has been firmly established, offering developers the option of pursuing alternative schemes under the “fall back” position should they wish. Buyers also have the opportunity to acquire up to an additional acre of land, well-suited for allotment-style gardens or extended grounds.

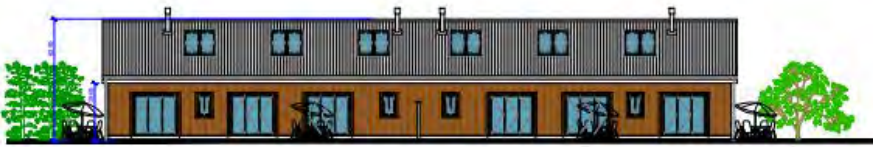
Barn Two – Detached Three-Bedroom House with One-Acre Plot

Tucked away in a particularly private position, this attractive south-facing barn has approval for conversion to a detached three-bedroom home. Enjoying its own independent entrance and driveway, it offers seclusion from the larger barn development and captures uninterrupted views across the valley. The approved scheme provides a generous one-acre garden, offering the perfect balance of space for family living, gardening, or even smallholding use. For those seeking further scope, there is also flexibility to extend the plot by an additional acre, creating even greater possibilities for outdoor lifestyle or landscaping projects.

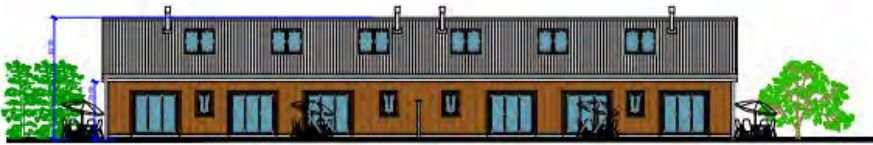
Together, these barns present a rare dual opportunity: a proven multi-unit scheme with clear development potential alongside a charming standalone home with land. The established planning consents and attractive rural setting combine to create a project of exceptional appeal for developers, investors, or individuals keen to create a home in the Devon countryside.



Changing Lifestyles



Proposed West Elevation



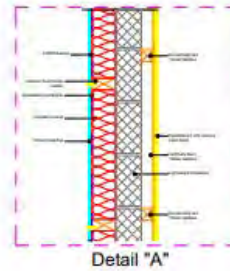
Proposed East Elevation



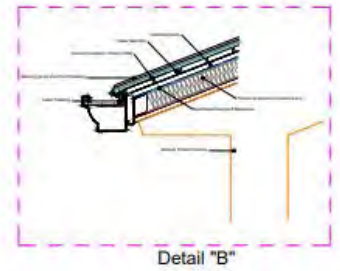
Proposed South Elevation



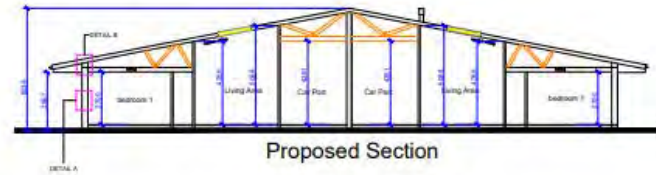
Proposed North Elevation



Detail "A"



Detail "B"



Proposed Section

SCALE BAR



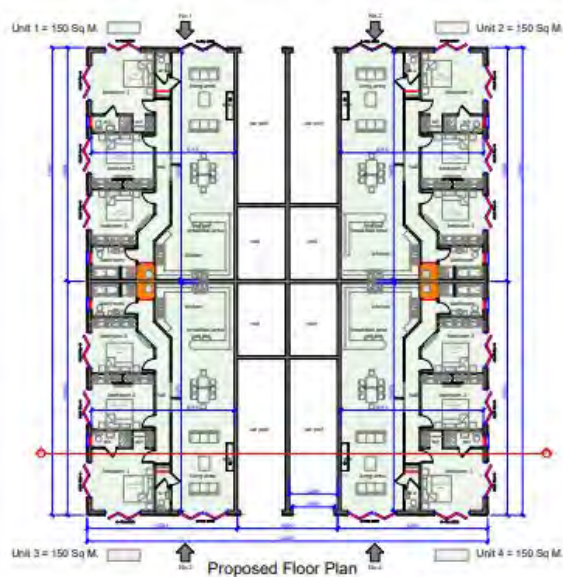
NOTES:

PLANNING ISSUE

Project Name	Address	Planning Officer	Project Manager
Project Number	Project Date	Project Status	Project Budget
Project Description	Project Location	Project Size	Project Cost
Project Timeline	Project Risk	Project Impact	Project Outcome



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Proposed Floor Plan



Proposed Roof Plan

SCALE BAR



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