



MAZZARD
HOMES

EST 1782

TANNERY
SOUTH MOLTON



JACKSON-STOPS

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1-21 Old Tannery Drive
East Street
South Molton
Devon
EX36 3GG



Mazzard's approach to this bespoke development upholds a strong sense consciousness towards the preservation of the many historic features, while incorporating modern conveniences and high specifications. Mazzard Homes have the unique opportunity to leave a positive mark on the local community with this rare artisanal project.

The Tannery development will provide multiple units including 7 new build properties, 3 town houses, 3 spacious apartments and a number of fully refurbished 3-4 bedroom homes – all completed to Mazzard's high quality finishes while incorporating contemporary living requirements and retaining the charm and character of each building.

PLOTS 2-8





It is believed there has been a tannery on this site since the 16th century. The premises comprise multiple outbuildings, Tan Pits, Drying Lofts and Warehouses which were capable of tanning 100 heavy hides per week. There were several cottages on site for labourers.

From the late 1700s the tannery was owned for over 100 years by the Smyth family. In September 1883 the tannery business and site was sold to the Pearce brothers who heralded from Porlock and were experienced tanners and curriers (the name given to the process of stretching and finishing tanned leather.)

The tannery buildings were old and out of date at the time the Pearce brothers bought it. The pits were lined with hard seasoned planks of oak. The tanning liquors were conveyed from pit to pit by long wooden overlapping chutes that were heavy and cumbersome. Both the tan and lime yards were open to the elements.

The Pearce brothers modernised the Tannery and updated their plant equipment to enable them to speed up the tanning process while maintaining the quality and durability of the leather. Supplies of English oak bark were obtained from the nearby woods – its rich intrinsic sap provided the finest tanning agent. Their motto was: ‘To make a quality leather a little better than the best.’

With the modernisation in place the brothers built up a very successful business that remained in the Pearce family for three generations. During the 19th century when the Pearce family lived at the tannery the family kept pigs as well as a few cows.



There was a large walled kitchen garden where all the vegetables for the house were grown.

The new century brought a steady decline in the tannery business. The two World Wars affected trade badly and this together with changes in the leather trade saw the eventual demise of the tannery business in South Molton. The family struggled on and until the mid 1950s were still producing good quality leather. In the early 1960s new synthetic materials on the market rendered the production of leather uneconomic. In addition new legislation around the disposal of waste effluent required the business to upgrade their treatment plant - this was financially unachievable for the Pearce brothers.

The brothers were resilient and determined and diversified; they manufactured leather handbags, waistcoats and mini-skirts. Sheepskin products were brought in to increase the range. By 1988 just over a hundred years after his grandfather brought the business Charles Pearce's grandson, Richard Pearce purchased back all the tannery buildings. They operated on the site renting all the buildings to various local businesses.

In 2022 local property developers Mazzard bought the entire tannery site with a view to completing an extensive historic and sympathetic renovation. They plan to keep the historic features of most of the original buildings in place while preserving the integrity of the whole site and creating an active living community within the Tannery grounds.

Your New Mazzard Home

A beautiful blend of old and new

PLOTS 14-20



- 21 exquisite 3 & 4 bedroom homes
- A superb blend of warehouse style apartments, high quality new builds and artisanal refurbished homes
- Contemporary restoration project
- Community style living





The Old Glove Factory Development

Sited at the north end of the medieval core of Pilton and within a Conservation Area, this unique development won Mazzard Homes a Highly Commended award with LABC for building excellence as 'Best Change of use of an existing building or conversion'. This magnificent industrial structure dates from the mid Victorian period and is largely built of stone with intricate brick architectural details. Mazzard Homes' development strategy here was to ensure ease of maintenance and future proof the building for generations to come. This period structure has provided 9 warehouse style apartments with stylish interiors incorporating lofty ceilings and high specifications in a contemporary theme. This project was delivered with outstanding construction and workmanship.



The Former Primary School South Molton

This sizeable former Victorian primary school was a great challenge for the Mazzard construction team. A majestic gem in the heart of South Molton, the School House offers charming character and features sizeable living accommodation. Team Mazzard took a very sympathetic approach to the refurbishment of this Victorian brick built establishment and included spectacular features including vaulted ceilings, large feature windows and internal structural beams. 9 units were created on the site including 5 houses and 4 apartments. It's the nod to the academic history that Mazzard Homes wins here as fine developers with their use of large flat sheets of blackboard slate as courtyard partitions for each of the houses. There is much admiration and fondness for this project locally as a large percentage of the townsfolk remember spending their primary school days on site.





Sealey Court Roborough, Devon

Set on the outskirts of rural Roborough in mid-Devon, this quiet cul-de-sac offers a selection of 3 & 4 bed family homes, affordable housing and barn conversions. The homes offer spacious and quality accommodation with garages and enclosed private gardens. Sealey Court benefits from being a small and private estate with a communal pumping station. This delightful development blends beautifully into a rural pastoral scene while offering modern living and high quality homes.



Highfields Bickington

Overlooking the River Taw and offering beautiful estuary views the Highfields development offers a beautiful selection of 3 & 4 bedroom family homes finished to a high standard, and sited in a delightful estate with a village green and large communal open space with children's playground.

The original site was purchased by Mazzard Homes over 10 years ago and the barn conversions were the first phase completed. The next phase were 15 new build prestigious properties offering spacious family living with modern finishes including solar panels. A further phase of 10 modern bungalows is now under construction with the completion of the site to include a further 30 or so properties – all constructed to Mazzard homes high quality specification.



Fortescue Drive, Filleigh

Set amongst the rolling hills of North Devon and within the beautiful Grade II listed parkland of the Castle Hill grounds, Mazzard Homes' development at Filleigh estate comprises 15 new build properties. These exclusive homes offer 3, 4 and 5 bedrooms and are finished to a high quality with contemporary features and modern appliances including under floor heating powered by air-source heat pumps.

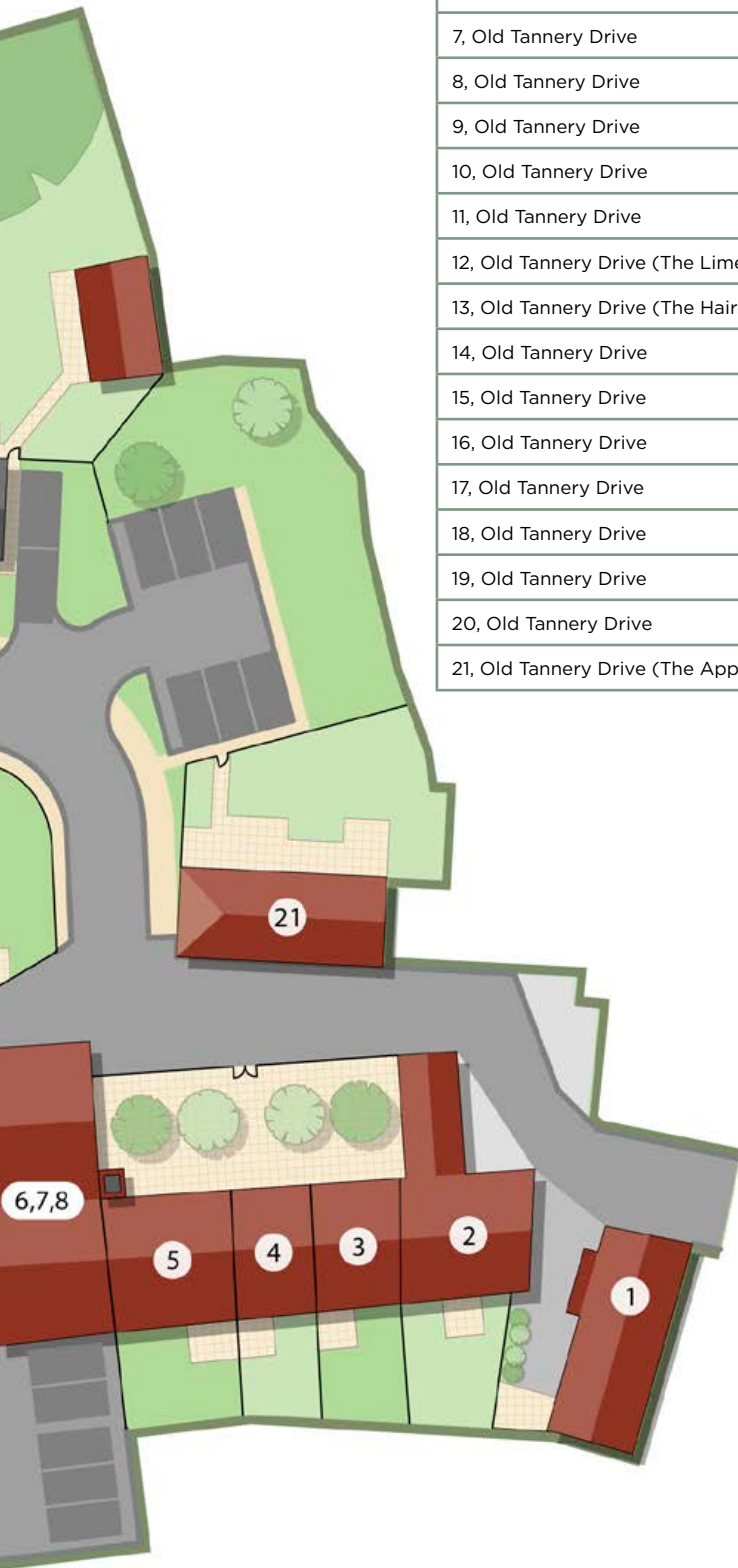
The Filleigh Estate development incorporates exquisitely designed homes with open plan living, spacious bedrooms, freestanding baths, ensuite bathrooms and modern kitchens. A separate utility, garage space and plentiful parking complete the development. Mazzard Homes have worked closely with the Castle Hill estate for many years to create bespoke developments.

ACCOMMODATION SCHEDULE



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Tannery Properties	No. of bedrooms	Sq M of total property
1, Old Tannery Drive (The Stables)	3	113.28 sq m
2, Old Tannery Drive (The Old Office)	3	125.11 sq m
3, Old Tannery Drive	3	111.78 sq m
4, Old Tannery Drive	3	112.68 sq m
5, Old Tannery Drive	3	165.9 sq m
6, Old Tannery Drive	3	97.56 sq m
7, Old Tannery Drive	3	96.53 sq m
8, Old Tannery Drive	3	96.53 sq m
9, Old Tannery Drive	3 + Study	81.02 sq m
10, Old Tannery Drive	3	84.7 sq m
11, Old Tannery Drive	2	129.44 sq m
12, Old Tannery Drive (The Lime Yard)	4	261.38 (inc garage/plantroom (57.1 sq m)
13, Old Tannery Drive (The Hairstore)	4 + 1 bedroom Annexe	223.3 (1 bedroom at ground floor)
14, Old Tannery Drive	4	146.58 sq m
15, Old Tannery Drive	3	100.6 sq m
16, Old Tannery Drive	3	111.2 sq m
17, Old Tannery Drive	3	100.6 sq m
18, Old Tannery Drive	3	100.6 sq m
19, Old Tannery Drive	3	100.6 sq m
20, Old Tannery Drive	3	100.6 sq m
21, Old Tannery Drive (The Apple Loft)	3	114.58 sq m



Not to scale. For identification purposes only. Subject to changes.

Kitchen

- Home Sweet Home fitted kitchens*
- Fully integrated Neff/Caple cooker*
- Fully integrated Neff/Caple induction hob*
- 1.5b Franke Sparke stainless steel sink
- Stainless steel splashback to cooker hood

Internal Finishes

- Aluminium/Timber double glazed windows & doors - 20 year guarantee - Anthracite grey/Traffic White*
- Underfloor/radiator heating to ground floor**
- Radiator heating to first floor
- Towel rails to first floor
- Exmoor smoked LVT flooring to Kitchen/Diner, Utility & WC
- Decoration to walls in Dulux white cotton, woodwork in Dulux white satin
- Internal doors - Mexicano Oak, door furniture Kontrax jedo stainless steel
- Gas fired central heating
- Low energy lighting
- Fibre broadband provided for the development

Bathroom & Ensuite

- Fully fitted
- Vitra neon acrylic bath
- Vitra wall hung WC
- Soft close WC seat
- Vitra Vanity unit with basin
- VADO thermostatic shower
- Wall & floor tiling - Porcelanosa tiles

External Finishes

- Fully enclosed gardens with patio & lawn**
- Outside tap
- External lighting
- Block paved driveways**

Warranty

- 10 year ICW Home Structural Warranty

Energy Efficiency

- PEA rating B**
- 0.5kW solar panels provided
- Car charging point provided

*various ranges

**where applicable

The Hair Store CGI



The Nicholls Shed CGI



The Limes Yard CGI



SPECIFICATIONS



The Apple Loft CGI



Supplied the flooring



Camel supplied windows & doors



Supplied kitchens & kitchen appliances



The Nicholls Shed CGI



Porcelanosa tiles in showers/
bathrooms/ensuites



Neff kitchen appliances



The Stables CGI



VitrA

Vado & Vitra sanitary ware in all properties



Protection for new-build home buyers





The Tannery development is located on the outskirts of the popular town of South Molton which is conveniently located within easy access from the M5 motorway network, Tiverton Parkway train station as well as giving excellent access to Exmoor National Park, the regional centre of Barnstaple and the spectacular coastline beyond.

The Tannery is situated in a tucked away, private location within walking distance of the excellent range of amenities. These include a highly favoured Pannier market, excellent range of shops, banks, primary and secondary schooling, supermarket, health centre.

South Molton is known as the gateway to Exmoor National Park which is renowned for its beautiful, undulating moors and pastureland, with streams and rivers running down through deep wooded combs and valleys to the spectacular cliffs along the North Devon coastline. There are excellent walking opportunities, as well as hunting and fishing.

The glorious North Devon coast and beaches are within easy reach, with the nearest popular beaches

located at Saunton, Croyde and Putsborough which adjoins Woolacombe, all between 45 minutes to an hours drive away. The North Devon coastline was recognised in 2022 as a World Surfing Reserve (WSR), a true testament to its natural beauty, as it is the first to be appointed in the UK, and only cold water WSR in the world.

Directions: From the M5 motorway at junction 27, proceed on the A361 North Devon Link for about 22 miles until reaching the roundabout at Bish Mill. Turn left here signposted towards South Molton on the B3227. Follow this road for just under 2 miles until you see the entrance to the site on your left hand side.

What3words: Refreshed.Truth.Paintings

Viewing: All viewings strictly by appointment. If you would like to arrange a viewing please contact Jackson-Stops on 01271 325 153 or northdevon@jackson-stops.co.uk. As the site is an active building site, health and safety precautions will need to be followed and high vis jackets and hard hats will be provided.

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

“The after sales service was excellent, they have a very friendly work force that aims to please and takes note of any problems and responds accordingly.”

David Freer, Woolmers Lane, Bickington.

“It was reassuring to know Mazzard already had an excellent reputation in the area. Its a very attractive house and architecturally well-designed in every way.”

Ian Mears, Woolmers Lane, Bickington.

“Mazzard have built a home that is warm and easy to live in. The design for the area is sympathetic and attractive and very welcoming when I drive in. They have been extremely helpful and very friendly in their approach and manner.”

Angie Black, Fortescue Drive, Filleigh



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