

# POTENTIAL DEVELOPMENT LAND OVERLOOKING RIVER DART, DARTMOUTH



- Land extends to c. 1.13 ha / 2.79 acres with stunning views over River Dart
- Existing access and frontage onto Yorke Road
- Offers invited either unconditionally or subject to planning permission
- Proposals for fixed price option or promotion agreements may also be considered



## THE LAND – TQ6 9HN

Kitchener Land and Planning are delighted to offer for sale this attractive agricultural field which extends to c. 1.13 ha / 2.79 acres and is located adjacent to Yorke Road in Dartmouth. The field is set in an elevated position and slopes from west to east. It has existing residential development to the west, east and north.

Whilst the field is not currently allocated for development in the Local Plan, is located within an AONB and is outside of the built up area boundary of Dartmouth, it may be of interest to those parties giving consideration to a Paragraph 84 dwelling (a property of outstanding architectural merit in countryside locations) or alternatively for an exception policy site, a smaller scale development of high quality housing or those with a view to the future potential of the land for development in the medium to longer term. The land may also be of interest to larger builders and developers seeking opportunities for ecological mitigation.

## DARTMOUTH

Situated at the mouth of the River Dart, opposite the picturesque village of Kingswear, is the historic town of Dartmouth. With its enchanting streets and scenic river location, you have to go a long way to find a town as pretty. Overlooking one of the finest natural harbours in the UK, Dartmouth has a strong maritime heritage and is packed with events and things to do throughout the year, from sailing to arts and cultural festivals.

Lying in the South Devon Area of Outstanding Natural Beauty, the town has a vibrant, coastal charm and is well served by ferry and coastal path links. It has a long association with the Royal Navy with the Britannia Royal Naval College located on the hill overlooking the town and has been training Naval Officers since 1863. Many medieval and Elizabethan streetscapes have survived in Dartmouth and give the port a distinctly ancient flair and at the mouth of the river estuary you'll find the 600 year old Dartmouth Castle.

As one of the West Country's best sailing ports, Dartmouth has a great range of facilities if you're a water sports enthusiast and sailing fans will love the Dartmouth Regatta. The town has many events geared around the arts, with a diverse range of exhibitions in the many galleries.

## METHOD OF SALE & VAT

The freehold land is offered for sale with bids invited on either an unconditional basis (with or without overage) or alternatively on a conditional, subject to planning basis. Alternatively, the vendor may consider proposals for either fixed price Option agreements or Promotion agreements. Please contact the Agents to discuss further. The Agents understand that the land is not elected for VAT and therefore VAT will not be payable upon the purchase price.

## VIEWING

Please contact the vendors sole agents KLP (01392 879300) to arrange to view the land.

## PLANNING & LEGALS

There is no recent planning history in relation to the land, although interested parties may wish to note that a development site for the erection of 7 new dwellings on land off Lower Broad Park (to the southeast of the land being offered for sale) and which is also located within the AONB, was recently approved by appeal decision on 9<sup>th</sup> July 2024. Parties should also note that there is an overage applicable to the land which will be payable in the event of development taking place – please contact the Agents to discuss this further.

## UTILITIES

The Agents understand mains gas, water and electricity supplies are available in Yorke Road - copies of relevant plans are available on request. Interested parties are advised to make and rely upon their own enquires of the utility companies as to capacity and suitable connection points of any mains services that they may require, prior to submitting any offer.

## CONTACT



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

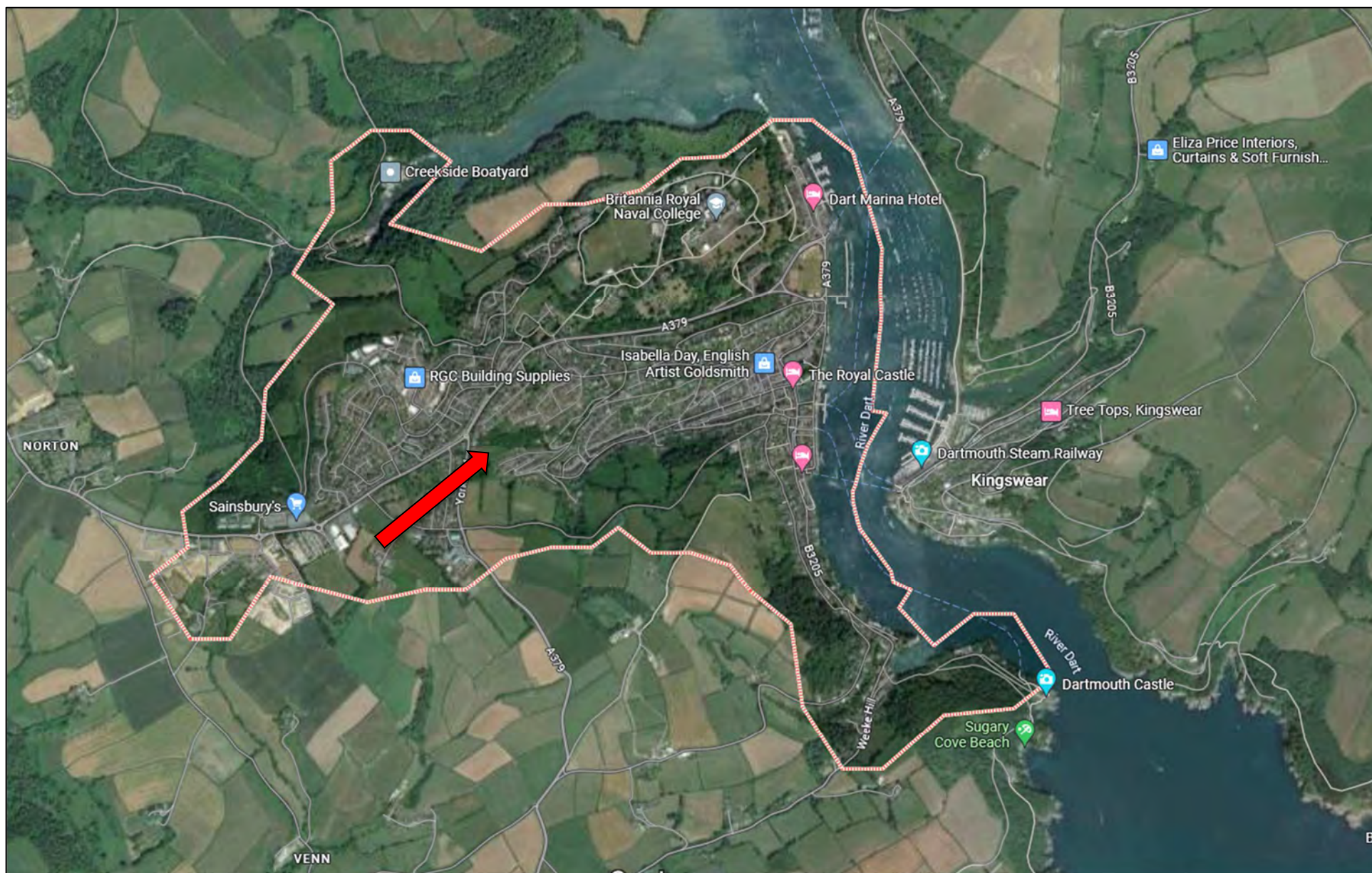
Email: alex@klp.land

Tel. 01392 879300

**Ref: 991/AM**

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Map showing the approximate location of the land - arrowed

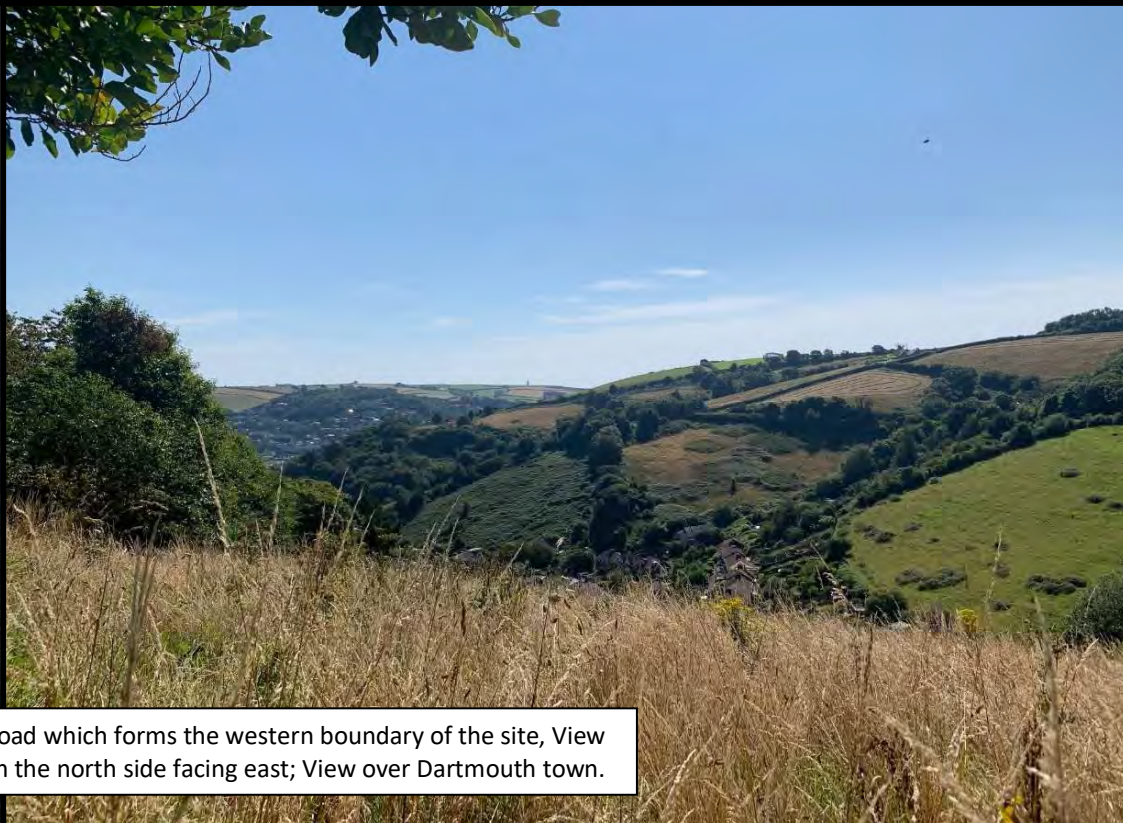




Location plan showing the land outlined in red (not to scale)







Photos (clockwise from top left) showing: View of Yorke Road which forms the western boundary of the site, View across the site from the north side facing south, View from the north side facing east; View over Dartmouth town.





*View over the land facing east*