



KLP

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LAND AND PLANNING

DEVELOPMENT MATTERS

- Market Appraisals
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JULY 2025

As commented last month the state of the development land market could best be described as cautiously steady. In general terms consented land values are stable but have perhaps softened over the last year, house price growth has slowed whilst build cost inflation and labour shortages remain challenging.

So its not an easy time for developers looking at new projects given we have economic uncertainty to contend with but on the plus side planning sentiment has picked up and the NPPF changes are beginning to have an effect and fundamentally we need more homes.

So a professional approach is needed as there are opportunities in this market both to seek consents to meet the failing land supply picture and to get land deals done provided all parties are realistic. We are busy in general but always looking for the next project be that a consented site for marketing or a site with potential to be investigated – we look forward to hearing from you.



Andrew Kitchener FRICS IRRV (Hons) MCMI

Andrew established KLP in 2015 having previously run a Westcountry development agency for 33 years. His focus is major development sites and his reputation for providing excellent advice to his clients is well known.

Email. andrew@klp.land Tel. 07902 766862



Philip Taverner CEng Surv

Philip has over 20 years of experience of the South West development land market and has sold several hundred separate sites and plots, his expertise is invaluable in advising land owners on both value and marketing strategy.

Email. philip@klp.land Tel. 07866 522910



Alex Munday Dip Surv BA Hons

Alex has over 18 years experience in the development land market across the Westcountry, and having dealt with a range of projects over the years he knows what is needed to market building land successfully.

Email. alex@klp.land Tel. 07947 561773



Darryl Hendley Dip Surv

Darryl has worked in the Westcountry as a specialist development surveyor for over 25 years and has invaluable experience gained from the successful marketing and sale of a large number of sites.

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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 any property before travelling any distance to view. All statements contained in these particulars as to these properties and any advertisements 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 these properties 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 these properties.

DAWLISH – SITE FOR 201 DWELLINGS

Approx. 14.2 ha / 35.08 acres

Conditional Planning Permission Ref. 21/02674/MAJ

SOLD (STC)



This prime green field residential development site extends to approximately 14.2 hectares (35.08 acres) located on the northern fringe of Dawlish, west of the A379. The site benefits from conditional planning permission for 201 dwellings of which 29 are affordable. The land comprises a number of grassed fields with established boundaries, and has a gentle fall generally south west to north east where it abuts on its north boundary, an existing recently constructed residential development scheme. Below the south boundary is a further new build residential scheme currently under construction.

Access will initially be from the north off the A379 through the recently constructed residential development onto a new link road running north-south through the whole length of the site. This road is being constructed by Devon County Council using Homes England funding, under a Highways Agreement in pursuance of Sections 38 and 278 of the Highways Act 1980. At its southern end the new link road will in due course connect into a further residential development leading through to the A379.

Ref: 997/AK/DH

CLICK
FOR FURTHER
DETAILS



GLASTONBURY – SITE FOR UP TO 90 DWELLINGS

Approximately. 6.87 ha (17 acres)
Outline Planning Permission
Informal Tender 14th March 2025

SOLD (STC)



A broadly level greenfield residential development site with the benefit of outline planning permission (Ref.2021/2466/OTS) for up to 90 dwellings. The site is located on the northwest edge of the historic town of Glastonbury & extends to approximately 6.87 hectares (17 acres). It currently comprises of agricultural grass land with an access gate in the northeast corner off Lowerside Lane just off the A39 where the site access is proposed. There is another access gate in the southwest corner off Common Moor Drove. To the southeast of the site are allotments and the recent “Kingsfield” housing development, to the southwest are more allotments and to the northeast is Tor Rugby Club and a funeral directors. There are rhynes (drainage ditches) running along three of the boundaries (not the southwest) which are flanked by vegetation and trees.

Ref: 881/AK/PT

CLICK
FOR FURTHER
DETAILS



NEW

Site extends to 1.48 ha / 3.66 acres

Offers invited in excess of £1,200,000



Ref: 1036/AM



CLICK
FOR FURTHER
DETAILS

BRIXHAM – DEVELOPMENT SITE FOR 20 DWELLINGS

NEW

Resolution to grant outline planning permission (P/2024/0562)

Site extends to c. 0.55ha / 1.35 acres

For sale by informal tender – midday Friday 25th July 2025



This greenfield development site, which extends to c. 1.35 acres (0.55ha) is situated off Wall Park Road in Brixham, adjacent to Brixham AFC sports facility. The site benefits from a resolution to grant outline planning permission (subject to the completion of a S106 legal agreement) for the development of up to 20 new dwellings, with an illustrative scheme showing a mixture of 2, 3 and 4 bedroom houses of which 25% will be required to be affordable housing.

The site currently comprises two fields, divided by a fence line and both of which are approximately triangular in shape and laid to grass. Access to the new development will be gained from Pilgrim Close, and will provide a single combined pedestrian, cycle and vehicular route into the site.



Ref: 1024/AM

CLICK
FOR FURTHER
DETAILS

ST AUSTELL – POTENTIAL DEVELOPMENT OPPORTUNITY

Land extends to c. 1.13ha / 2.8 acres

Potential for commercial/industrial/mixed use schemes (s.t.p.)

Conditional (subject to planning) or unconditional offers invited



A freehold potential development site located on the eastern edge of St Austell. The land extends to c. 1.13ha / 2.8 acres and historically has been used as a transport yard.

To the north east of the land is Wheal Northey industrial estate, to the north west Wheal Northey Healthcare Centre, to the west is Bethel Park, to the south is Bucklers Lane and a mix of residential dwellings and commercial premises and to the east further commercial and residential property.

In the Agents opinion this land may be suitable, subject to all requisite consents, for a variety of commercial, employment or industrial uses, or potentially a mixed use scheme comprising both residential and commercial uses.



Ref: 948/AM

CLICK
FOR FURTHER
DETAILS

CULLOMPTON – SITE FOR 19 DWELLINGS

Site extends to c. 1.5 acres – substantial existing buildings

Detailed planning approval

Further land available by separate negotiation

The site comprises c. 1.5 acres of land, currently occupied by a former indoor bowls centre and golf clubhouse, and which benefits from a grant of detailed planning approval for the conversion of part of the former buildings to 19 dwellings with associated parking (38 spaces) and landscaping. To the west of the development site is a further area of land, extending to c. 0.25 ha / 0.6 acres and which is being offered by separate negotiation.

Interested parties may also wish to consider the site for alternative forms of development given that the precedent of a residential scheme has been established. This may include the demolition of all existing buildings and a 'new build' development scheme, or perhaps alternative uses such as for a care facility etc. All of these would be subject to the requisite consents being approved.

Ref: 1007AM

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FOR FURTHER
DETAILS



PERRANAWORTHAL, TRURO – SITE FOR 21 DWELLINGS

Detailed planning approval (ref. PA19/01892)

Proposed construction of 21 new houses

Offers invited in the region of £1,000,000

SOLD (STC)

A unique development opportunity located in the desirable location of Perranarworthal, close to Truro in Cornwall. Located just off the A39, the site, which extends to c. 0.3ha / 0.75 acres, is within easy reach of both Truro and Falmouth.

The development site being offered for sale comprises Phase 2 of a larger development (Phases 1 and 3 have already been completed). The clients' professional team have advised KLP that detailed planning approval (ref: PA19/01892) has been commenced for the construction of the 21 new dwellings. The approved plans show the construction of 8 x 3 bedroom houses and 13 x 2 bedroom houses, with a total floor area described as being 2754.4sqm (29,649sqft).

Ref: 878/AM

CLICK
FOR FURTHER
DETAILS



LANGPORT – DEVELOPMENT SITE FOR 24 DWELLINGS

Outline Planning Application Pending (Ref.21/02785/OUT)
Total land area approx. 1.70ha (4.20 acres)
Offers invited

An opportunity to acquire a potential redevelopment site (subject to planning permission Ref.21/02785/OUT) in this semi-rural location on the outskirts of Langport.

The site extends in total to approximately 1.70 hectares (4.20 acres), with the red lined area for the current planning application extending to approximately 1.15 hectares (2.84 acres). The application proposes demolition of the former nursing home and associated outbuildings, with an indicative layout plan showing 24 new dwellings.

An outline planning application (Ref.21/02785/OUT) with all matters reserved except access for proposed redevelopment of buildings and associated land for residential development at The Grange, Portway, Langport, TA10 0NQ was validated by South Somerset District Council on 14th September 2021 and is pending a decision.

CURRENTLY AWAITING A DATE FOR COMMITTEE

Ref: 769/PT

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DETAILS



With an undisputed reputation for quality and excellence

Who we are:

Crestone is a family run construction company based in East Devon. We build stunning tailor-made homes, renovations & refurbishments that are designed and finished to the highest quality, throughout the Southwest. Holding ourselves to impeccable standards, combined with a collaborative approach, allows us to work with architects, JV partners and investors.

Services:

From initial concept to the final project handover, we're here to turn your vision into reality. We manage planning, design & construction, and delivery of a wide range of projects to key in hand.

Ethos:

Quality, Integrity, Transparency, Communication.



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www.crestone.co.uk

FROME – SITE FOR 5 LUXURY DWELLINGS

Detailed planning permission (ref 2024/1837/FUL)

Approval for five high quality homes on a site of c. 1.83 acres

Convenient location in Chantry, close to town of Frome

GUIDE PRICE £995,000



This residential development site benefits from a grant of detailed planning approval (ref. 2024/1837/FUL) for the demolition of existing agricultural barns and construction of five new luxury homes.

The new dwellings comprise of one 3 bedroom and four 4 bedroom houses, with floor areas ranging from 193sqm to 241sqm.

Each property will be served by a carport/garage. The relatively level site extends to c. 1.83 acres and is located in a rural yet accessible location, close to the popular town of Frome.



Ref: 1045/AM

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DETAILS

DOLTON – SITE FOR 25 DWELLINGS

Reserved Matters approval for 25 dwellings (1/0939/2023/REMM)

Initial access road installed and under S.38 awaiting adoption

Approximately 1.55ha / 3.83 acres

OFFERS INVITED



A greenfield development site situated on the eastern edge of Dolton. Outline planning permission was approved by Torridge District Council in October 2020 (ref: 1/0701/2018/OUTM) for the development of up to 34 houses and associated engineering works.

A reserved matters application under reference 1/0939/2023/REMM, for the development of 25 dwellings (8 affordable, 17 open market), was subsequently approved on 16th September 2024. The land extends to a total of c. 1.55ha / 3.83 acres and of note to interested parties is the fact that the proposed access to the site off Barfield Close and provision of parking spaces at the entrance (for nearby existing residents) has been completed by the vendors at their cost and is currently under maintenance, awaiting s.38 adoption.

Ref: 669/AM



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DETAILS

BRIDESTOWE, OKEHAMPTON

Approximately 5.25 ha /13 acres in total of which 1ha/2.5 acres allocated for housing
The whole land area to be sold as one parcel
Subject to Planning Offers Invited

SOLD (STC)

The property comprises 3 fields separated by existing partial hedgerows and extends to approximately 5.25 hectares/13 acres. The land has road frontage from the south east off Pigs Leg Lane, from where it falls gently to the north. The west half is more level and abuts existing residential dwellings on the south west boundary. The land wraps around Springfield Residential Home. To the east is Glebe Park Caravan Park, the park is open for 10 months a year, holiday use only. The total 5.25 hectares/13 acres is to be sold as one parcel. The only access is from Pigs Leg Lane from the south east part of the site. Of the total land area for sale c.1 ha / 2.5 acres is allocated for housing, under the Bridestowe and Sourton Neighbourhood Development Plan 2016-2034, policy H3b. This parcel has the road frontage onto Pigs Leg Lane.

Ref: 1006/DH

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DETAILS



CROYDE, NORTH DEVON – EXCEPTIONAL FRONTLINE PLOT

Detailed planning permission ref. 77610
Approval for conversion and extension of existing building
Proposed three bedroom detached holiday dwelling with parking

This site offers a truly 'once in a lifetime' opportunity to acquire a development opportunity fronting one of finest beachfront locations in the Westcountry. Detailed planning approval (ref. 77610) has been granted for the renovation and extension of an existing pool house building to form a new holiday dwelling.

The approved plans provide for a single storey dwelling with a gross internal floor area extending to c. 121sqm (1303sqft) including three double bedrooms and a large open plan kitchen, dining and living room space with large glazed doors opening onto a spacious garden area with panoramic open views across Croyde Beach. The plot will be sold with the benefit of two off road parking spaces set within a private car park.

Ref: 1041/AM

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DETAILS



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VIDEO



TORQUAY – SITE FOR 9 DWELLINGS, WATCOMBE

Detailed planning approval for 9 new open market houses

Site extends to c. 0.90 ha / 2.23 acres

Offers invited in excess of £695,000

SOLD (STC)



This coastal development opportunity comprises of land extending to c. 0.90 ha / 2.23 acres positioned approximately 400m from Watcombe Beach and which benefits from detailed planning approval for the construction of 9 new contemporary detached homes. The land was historically parkland and woodland attached to the neighbouring Watcombe Hall with a boundary of c. 125m along the length of Watcombe Beach Road. Detailed planning approval has been obtained by the vendors for the construction of 9 new houses, each offering between 3 and 5 bedrooms and with floor areas ranging from 126sqm to 202sqm. A new vehicle and pedestrian access road will be formed from Watcombe beach road to serve the new development. The new road is to be constructed to highways standards with a 2m wide footpath to one side and grass verge to the other.

Of note to interested parties will be the fact that prior to completion of a sale, the current vendors will undertake to discharge the remaining pre-commencement planning conditions and make a material start on site to commence the planning permission to the satisfaction of the local authority.



Ref: 1057/AM

CLICK
FOR FURTHER
DETAILS

NORTH CADBURY – SITE FOR 5 DWELLINGS

SOLD (STC)

Reserved Matters Planning for 5 dwellings (Ref.22/03398/REM)
Offers invited in the region of £600,000

An opportunity to acquire a development site with the benefit of full detailed planning permission for 5 dwellings (Ref.22/03398/REM).

The approximate proposed GIA for these 5 houses are:

Plots 1 & 5 with 93sqm (1,001sqft) &

Plots 2, 3 & 4 with 154.1sqm (1,659sqft).

The site being sold extends to approx. 0.60 hectares (1.48 acres).

Ref: 698/PT

CLICK
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DETAILS



EAST TAPHOUSE, CORNWALL – SITE FOR 5 DWELLINGS

Approximately 0.32 ha (0.79 acres)

Stage 1 PIP PA23/04464 approved 26 Jul 2023, Stage 2 PA24/07206 awaiting validation

Offers Invited subject to Stage 2 (Technical Details Consent) approval - Guide £550,000

A residential development site with Stage 1 Permission in Principle approval for 5 dwellings and a pending application for the Stage 2 Technical Details Consent. The site plan is for generously sized detached bungalows (3 x 4 bedroom and 2 x 3 bedroom) in good size gardens. The site was previously part garden and part amenity land, it extends to approx. 0.79 acres and has a very gentle fall south to north. The site is located on the fringe of East Taphouse, north of the A390 from where access is proposed via a newly formed entrance adjacent to and south of the property called Pendower. Pendower is not included in the sale. The site benefits from beautiful countryside views to the north and west and is situated on the A390.

Guide £550,000

Ref: 936/DH

CLICK
FOR FURTHER
DETAILS



CULLOMPTON – SUPERB PLOT IN C. 2 ACRES

Detailed planning approval ref. 24/00456/FULL

Site extends to c. 0.79 ha / 1.94 acres - proposed house of c. 350sqm (3768sqft) plus triple garage
GUIDE PRICE £550,000



A superb development opportunity located close to Cullompton in Mid Devon. The plot offers buyers an increasingly rare opportunity to build a spacious 'Grand Designs' style high-end family home set in expansive south facing grounds which extend to c. 1.94 acres (0.79 ha). Detailed planning permission was granted in July 2024 for the construction of a new dwelling following demolition of the existing agricultural building utilising the Class Q fallback position.

The approved new dwelling takes the form of a two storey house with a gross internal floor area extending to c. 350sqm (3768sqft). The property is planned with a natural slate roof, a mix of natural stone, render and composite timber cladding on the walls, and powder coated aluminium framed windows, doors and rainwater goods. In addition to the new house, a large new detached triple garage is to be constructed with a plant room to the side. There are PV panels proposed on the south facing elevation of the garage roof.



Ref: 1034/AM

CLICK
FOR FURTHER
DETAILS

BAMPTON – 2.3 ACRE DEVELOPMENT SITE

Detailed planning approval for a large detached bungalow

Detailed planning approval for a detached 3 bedroom house

Plus c. further 1.5 acres with potential (s.t.p.) for further development – lapsed planning for 5 houses

Guide Price £495,000



A superb development opportunity extending to c. 0.93ha / 2.3 acres and comprising three sections (plus a further area of land which may be available by separate negotiation).

On the western side of the land, Area 1 comprises an existing non-standard construction bungalow where detailed planning approval has been attained for a large replacement dwelling in the form of a detached bungalow. This property will offer superb views over the village of Bampton. On the eastern side of the site, Area 3 comprises another existing non-standard construction bungalow where detailed planning approval has been attained for an attractive replacement detached two storey house.

In the centre of the site, Area 2 comprises a substantial area of land (c. 1.46 acres) where detailed planning approval was previously approved for the development of 5 new detached houses – this planning permission lapsed in Nov 2024. In the Agents opinion, purchasers may wish to consider this section of the site as offering scope (subject to requisite consents) for future development

Additional land may also be available (by separate negotiation) where planning permission exists for a further two detached houses.

Ref: 684/AM

CLICK
FOR FURTHER
DETAILS



FENTONADLE, ST BREWARD – SITE FOR 5 HOUSES

SOLD (STC)

Approximately 0.73 ha (1.8 acres)

Outline Planning Permission ref: PA23/00329, some matters reserved

Offers Invited

The property comprises existing farm buildings located in the centre of the charming hamlet of Fentonadle, on land extending to approximately 0.73 hectares / 1.81 acres. The outline planning permission is for the demolition and removal of all the farm buildings and the construction of 5 houses off a single access as per the approved proposed site plan below, with some matters reserved. The existing dairy farm use of the buildings will cease with the implementation of the planning permission.

The approved layout shows 5 large detached houses in generous plots on land which has a gentle fall west to east, affording each plot beautiful countryside views towards Bodmin Moor. We understand that foul drainage is proposed to be via a Package Treatment Plant, surface water is proposed to be via fully managed surface water flows.

Ref: 993/DH

CLICK
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DETAILS



HALBERTON – HOUSE, BARN WITH PLANNING & LAND

SOLD (STC)

Detached 4 bedroom house, Commenced planning for barn conversion

Approx. 0.49 ha (1.21 acres)

Offers invited in the region of £550,000

A habitable four bedroomed detached house together with an adjoining courtyard of barns which benefit from lawfully commenced planning permission (ref.20/01915/FULL) for conversion to a new dwelling, together with a paddock, all within this fabulous rural setting. The property is located down a surfaced lane in the Lower Town area of Halberton to the south of the village, accessed off the road to Ash Thomas.

The approved plans for the conversion of the barns are to create a new detached single storey dwelling with a gross floor area of approx. 127.2 sqm (1,369 sqft). With ancillary out-buildings of circa 45.7 sqm (492 sqft).

The existing house is a well-proportioned 4 bedroomed, 2-storey property, which although habitable, most interested parties may wish to modernise it and make it their own home. The property has a paddock to the rear and wraps around the north and east of the barn and courtyard, and in total the property extends to approximately 0.49 hectares (1.21 acres).

Ref: 794/PT

CLICK
FOR FURTHER
DETAILS



EAST BUDLEIGH – CHOICE OF TWO SERVICED BUILDING PLOTS

Reserved Matters approval for two storey houses Ref 21/0163/RES - OR

Alternative design for 3 storey houses – Variation of Condition 22/B0571/WEBFT

Guide Price - Plot 1 £399,000 Plot 2 Reserved



Two serviced building plots for generous size detached houses set in a lovely village fringe location offering beautiful views to the east and south across open countryside towards the coast. To be sold as individual plots, Plot 1 extends to approx. 0.11 hectares/0.27 acres (including surface water drainage pond). Plot 2 extends to approximately 0.07 hectares/0.18 acres. Both plots are accessed from a new private road off Frogmore Road, the land rises gently from the access to the north boundary of Plot 2. The Vendor is responsible for completing the private road construction and providing services connections (electric, water mains, foul water, telecom/media) and the surface water drainage pond located in the south east corner of Plot 1.

Planning approval (and Building Regulations Approval) was granted initially for two x large 4 bedroom two storey dwellings, we are advised Plot 1 c. 2028 sqft, Plot 2 c. 2061 sqft. Subsequently planning approval was granted to include a third storey increasing the internal area we are advised to Plot 1 c.2598 sqft, Plot 2 c.2626+ sqft, giving plot purchasers the choice of which dwelling to construct.

Ref: 1030/DH

CLICK
FOR FURTHER
DETAILS



SEATON – SITE FOR 4 DETACHED HOUSES

Full detailed planning permission (Ref. 22/1846/FUL)
Approx. 0.16ha (0.40 acres)
Offers invited in the region of £450,000

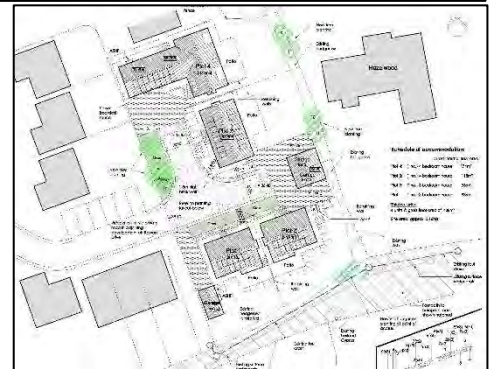
SOLD (STC)

A development site with the benefit of detailed planning permission for the erection of 4 detached dwellings. The site is accessed from the end of a recently developed cul-de-sac, with the added benefit of mains services provided to the site entrance and mains adopted drainage running along the southern boundary ready for connection. The site is located on the northern edge of the East Devon coastal town of Seaton which is situated between the villages of Axmouth and Beer. The town is surrounded by beautiful countryside and villages and has a pedestrianised town centre with many independent shops, cafes, pubs, sports clubs and a thriving community. It is also within close proximity to Colyton Grammar School to the north.

The approved plans are for 2 x detached 3-bedroom houses each with gross internal floor areas of approximately 98sqm (1,055sqft), a 4-bedroom detached house (GIA approx. 118sqm / 1,270sqft) and a larger 4-bedroom detached house (GIA approx. 174sqm / 1,873sqft) all with garages. The site slopes gently down from north to south and west to east and extends to approximately 0.16 hectares (0.40 acres).

Ref: 968/PT

CLICK
FOR FURTHER
DETAILS



SHOP, MORWENSTOW – SITE FOR 5 DWELLINGS

Lapsed Outline planning permission (Ref. PA21/09331)
Renewal application due to be submitted
Conditional Offers invited in the region of £400,000

An opportunity to acquire a development site for the erection of up to 5 dwellings on the edge of this attractive North Cornwall coastal hamlet. The site had outline planning permission (Ref. PA21/09331) which lapsed on 27th May 2025, so the vendor has commissioned the same architect to submit a new outline planning application to Cornwall Council to renew the consent.

The majority of the site is relatively level with a modern agricultural barn and old sand school area on the southern part and it extends to approximately 0.40 hectares (1.0 acres), excluding the driveway as this will be retained by the vendor with rights of way granted for the site.

The hamlet of Shop is located in the north Cornish parish of Morwenstow approximately 11 miles to the north of Bude with its wide range of educational, recreational and leisure facilities. The village of Kilkhampton is less than 5 miles to the south and offers a good range of day to day facilities.

The vendor owns the land immediately to the east and this may be available by negotiation or an option may be considered.

Ref: 958/PT

CLICK
FOR FURTHER
DETAILS



DAWLISH – MIXED USE/CARE DEVELOPMENT OPPORTUNITIES

Site with planning approval (ref. 15/02468/MAJ)

Opportunities for community buildings, shops/café, employment and care facilities

Subject to planning offers invited

Situated within a new development scheme in Dawlish, currently being undertaken by Taylor Wimpey and Bloor Homes, this commercial opportunity comprises of two parcels of land - the northern section extending to c. 1.6 acres and the southern section a further c. 0.98 acres.

Outline planning approval (ref. 15/02468/MAJ) was approved in 2020 for a mixed use development scheme which includes non-residential uses - with potential for Community Buildings (up to 700sqm), Shops/Café (up to 500sqm), Employment (up to 2,500sqm) and Care (up to 1,750sqm). Conditional (subject to reserved matters) offers are invited for proposals including the above uses.

Ref: 944/AM

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DETAILS



DEVELOPMENT LAND WANTED

We have experienced a busy year so far and have agreed sales and sold a large number of single plots, smaller building sites and multi-acre development sites across the Westcountry.

However, we are still experiencing a high level of demand especially for plots, barns for conversion or smaller scale development sites across the area from our many proceedable buyers.

We also have a number of applicants who are seeking 'strategic' land opportunities, where they will explore the planning potential of the land having agreed either an option to purchase the land or a promotion agreement with the land owner.

- Sites with permission
- Barns for conversion
- Brownfield Sites
- Redevelopment sites
- Land with potential



If you are applying for or already have permission, or you have land which you believe has development potential please call us for a free, impartial, no obligation appraisal to discuss how we can help optimise the value of your land.

LANDKEY – SITE FOR 2 DWELLINGS OR SINGLE PLOT

Full detailed planning permission (Ref. 78994)
Class Q Planning for one large dwelling (Ref.78992)
Offers invited in the region of £425,000

A development site for 2 new detached dwellings on this large rural site with far reaching countryside views to the north. The site benefits from full detailed planning permission (Ref.78994) for two detached dwellings as a fallback position to the previous planning permission (Class Q Conversion - Ref.76436) to convert the agricultural barn into 4 x three bedroom terraced dwellings. The two proposed dwellings are of the same design, both 4 bedroomed over two floors and extend to approximately 163.3 sqm (1,758 sqft). The site is relatively level and extends to approximately 0.50 hectares (1.24 acres).

There is another planning permission (Ref. 78992) for conversion of the barn into one large dwelling, this was approved on 30th August 2024. The proposed dwelling is mostly single storey accommodation with a gross internal floor area of approximately 346.58 sqm (3,730 sqft).

The site is conveniently located between the villages of Landkey and Swimbridge with direct access from Blakes Hill Road which connects the two villages.

Ref: 1015/PT

CLICK
FOR FURTHER
DETAILS



ST RUAN, LIZARD PENINSULAR – PRIME BUILDING PLOT

Conditional Planning Permission Ref. PA24/07615 - for detached reverse level dwelling
Plot extends to c. 0.17ha / 0.41 acres, stunning location
Guide: £400,000

A beautifully located building plot with planning permission for a stunning reverse level eco friendly 3 bedroom detached house (with study/4th bedroom on the first floor) extending to c.215sqm/2314sqft gross internal, plus a large attached garage. Access is shared with Westie Way via a private gated drive, maintenance is on agreed shared basis.

The plot excluding the shared access drive (owned by Westie Way) extends to c.0.17ha/0.41 acres, has a gentle fall from north to south and was previously part of the garden of Westie Way. The west and south boundaries are established mature wooded hedgerows. The north boundary and approximately half of the upper east boundary is to be constructed by Westie Way as Cornish hedges, works to be completed within 3 months of the roof trusses on the new dwelling, being erected.

The plot benefits from a covenant protecting the view from the proposed dwelling out to the south east across the garden of Westie Way and a right of way running along the south boundary of the garden of Westie Way in an easterly direction though to a public footpath leading into Ruan Minor to the east and the fishing cove at Cadgwith to the south.

Ref: 1032/DH

CLICK
FOR FURTHER
DETAILS



DAWLISH – POTENTIAL DEVELOPMENT OPPORTUNITY

Three existing derelict attached cottages

Site extends to approximately 0.22ha / 0.56 acres

Subject to planning offers invited – Guide Price £400,000

SOLD (STC)

Currently occupied by a terrace of three derelict cottages, this potential redevelopment site extends to c. 0.22 ha / 0.56 acres and is positioned on the north-eastern side of the recently constructed residential development 'Swan Park', built by Persimmon Homes. This site will be sold with the benefit of all necessary rights for both pedestrian and vehicular access through the existing Swan Park development and also rights for connections to be made from the site to existing utilities located close to the site boundary in Swan Park.

The site borders an established residential development and is set within the Built Up Area Boundary of Dawlish. As such, given the previous use of the site for three residential cottages, the Agents are of the opinion that there are excellent prospects for either the refurbishment/remodelling of the existing dwellings or perhaps a more comprehensive redevelopment of the site for a number of new build dwellings, subject to all requisite consents being approved. Two alternative indicative layouts for the site have been produced and are available upon request.

Ref: 1001/AM

CLICK
FOR FURTHER
DETAILS



WHITEMOOR, ST AUSTELL - SITE FOR 5 DETACHED

Two x Permission in Principle - a Site for 3 Detached Dwellings & a Site for 2 Detached Dwellings

PA24/06133 and PA24/08465 - In Total approx. 1.1 acres / 0.45 Hectares

GUIDE PRICE £400,000

SOLD (STC)

The site is situated on the south fringe of the village of Whitemoor and was until very recently, used as a touring caravan site. The site comprises two parcels either side of the access road which will be retained by the landowner, leading into the site from Park Road through to the owners retained property. Each parcel has a permission in Principle. Part of the access road to the site is not owned by the landowner, we are advised however that he has the appropriate/necessary rights for the proposed change of use to residential development. The land is generally level and laid to grass, the boundaries are in the main established mature hedgerows. The site area extends to approximately 1.1 acre / 0.45 hectares excluding the road splitting the parcels.

Ref: 1025/DH

CLICK
FOR FURTHER
DETAILS



CALLINGTON – SITE FOR 14 DWELLINGS

Outline planning permission (ref. PA23/01085)

Site extends to c. 0.77 ha / 1.9 acres

Additional linhay available by separate negotiation

Guide Price £395.000

This residential development opportunity comprises land extending to c. 0.77ha/ 1.9 acres which benefits from outline planning permission (ref. PA23/01085) for the construction of up to 10 open market dwellings and 4 affordable dwellings. Matters of access, layout and scale have been approved, with appearance and landscaping the two reserved matters. The site is located on the western side of the town, to the south of Haye Road and close to Callington Health Centre. A new access is to be formed at the junction of Haye Road and Frogwell Road. Plots 1-6 are shown as being located on the west of the site facing east-west whereas plots 7-14 are set across the middle of the central portion of the site, facing North-South. All plots will offer good sized gardens and there are delightful countryside views from the site to the west.

Ref:962/AM

CLICK
FOR FURTHER
DETAILS



INDIAN QUEENS – SITE FOR 5 DWELLINGS

Outline planning permission for 5 dwellings (ref. PA22/08765)

Indicative plans show 5 x 4 bedroom dormer bungalows

GUIDE PRICE £350,000

A development opportunity located at the end of a cul-de-sac (Highgate Hill) in Indian Queens. The site, which extends to c. 0.25ha / 0.62 acres is approximately square in shape and is currently undeveloped grassland. Outline planning application (ref. PA22/08765) has been approved for the construction of 5 new dwellings, which are shown on the indicative site layout plan as 4 bedroom dormer bungalows, each with gross internal floor areas extending to c. 160sqm (1722sqft). Matters of appearance, landscaping, layout and scale are all reserved for future approval – access however has been approved at the outline stage.

The site is served by an existing vehicular entrance onto Highgate Hill.

Ref: 885/AM

CLICK
FOR FURTHER
DETAILS



SIDMOUTH, EAST DEVON – SINGLE PLOT

Detailed planning approval (ref. 22/2321/FUL)

Proposed new 4 bedroom house (or 3 bed plus office)

GIA extends to c. 151sqm (1622sqft) plus garage

Guide Price £325,000

This single building plot which is located in the cul-de-sac Lennox Avenue, is set in a convenient location close to the heart of Sidmouth and within easy walking distance of the shops, amenities and seafront. The plot benefits from a grant of detailed planning approval (ref. 22/2321/FUL) for the construction of a new detached house. The proposed property is shown on the approved plans with a gross internal floor area of c. 151sqm (1622sqft) and with accommodation to include three bedrooms (master en-suite) and an office (or bedroom 4). Outside, an attached garage of a further c. 15.9sqm (171sqft) is proposed, along with off road parking for a further two cars. There are gardens shown to the front, side and rear of the new dwelling. The plot extends to c. 0.1 acres / 0.04 ha.

Ref: 1040/AM

CLICK
FOR FURTHER
DETAILS



BRADWORTHY – SINGLE PLOT WITH c. 4 ACRES

Detailed planning approval (ref 1/0317/2023/FUL)

Total site extends to c. 1.56 ha / 3.85 acres

Proposed new house of c. 403sqm (4338sqft) plus triple garage

Guide Price £300,000

NEW

KLP are delighted to offer for sale this superb development opportunity located a short distance to the north of Bradworthy in Devon and only c. 20 mins from Bude by car. The plot offers buyers an increasingly rare opportunity to build a spacious, modern family home set in expansive grounds which extend to c. 3.85 acres (1.56 ha). Of particular note to interested parties is that the vendors have already installed a well specified static home on site, along with a workshop, solar panel array with battery storage, greenhouse and further outbuildings, as well as a new private treatment system and mains water supply – making it an ideal opportunity for self-builders seeking to reside on site during a build. Detailed planning permission was granted in September 2023 for the construction of a new replacement dwelling, triple detached garage and outbuildings.

Ref: 1069/AM

CLICK
FOR FURTHER
DETAILS



CLICK
FOR
VIDEO



UFFCULME – BARN FOR EXTENSION & CONVERSION

Detailed planning permission (23/01758/FUL)

Rural setting with no near neighbours and spectacular countryside views

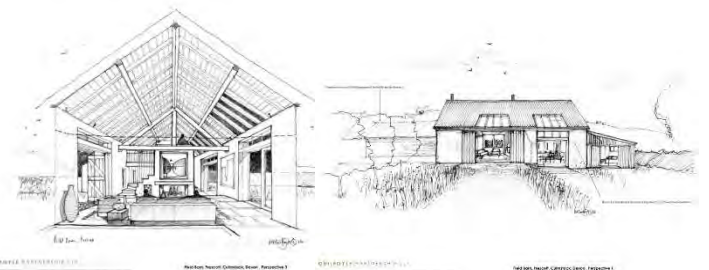
Site extends to c. 0.5 acres - Guide Price £295,000

A development opportunity comprising a detached barn set in a tranquil location with no near neighbours and offering detailed planning permission for conversion and extension to form a delightful 3 bedroom home with panoramic views over the local area. The vendors, who are architects, have also produced an alternative interior layout drawing which would provide 4 bedrooms and which they state can be achieved without further planning approval – please contact the agents for copies of these drawings. In addition, the vendors suggest a garage/studio and/or further extension of the barn may well be attainable, subject to all requisite consents.

The c. 0.5 acre plot slopes gently from north to south with the building being set lengthways across the site from west to east and generally parallel to the road. The plot is surrounded by rolling open countryside on all sides, with expansive views out over neighbouring farmland.

Ref:1004/AM

CLICK
FOR FURTHER
DETAILS



LANDRAKE – AFFORDABLE-LED SITE, UP TO 10 HOUSES

Outline Planning application PA24/01294, validated 12 June 2024

Approx. 0.85ha /2.1 acres, Illustrative scheme shows 6 detached and 2 pairs semi detached

GUIDE - SUBJECT TO PLANNING OFFERS INVITED

This well located greenfield potential development opportunity is currently the subject of an affordable led outline planning application for up to 10 dwellings, the application was validated 12 June 2024. We understand that a determination of this application will shortly be made by Cornwall Council.

The illustrative site layout plan submitted as part of the application shows 10 dwellings with a new vehicular access off New Road and two proposed pedestrian accesses, one from the north west corner of the site onto New Road and one from the south west corner onto the lane which joins with School Road leading to the village centre.

Ref: 804/DH

CLICK
FOR FURTHER
DETAILS



MORTONHAMPSTEAD – SERVICED SINGLE PLOTS

NEW

Central town location

Full detailed commenced planning permission (Ref.0630/21)

Offers invited in the region of £250,000 per Plot. Offers may be considered for the whole.

Two wonderful, serviced building plots situated in a central location within this sought-after Moorland market town. The site benefits from a commenced full detailed planning permission for 2 x four-bedroom detached houses, both with gross internal floor areas of approximately just over 140sqm (1,500sqft) each and plot areas of approximately 0.13 acres each. Each plot is proposed with 3 off-road parking spaces with vehicular access off Lime Street and Kinsmans Dale. Both plots also benefit from pedestrian access from the rear, with Plot 1 exiting on to Lime Street and Plot 2 via Eagle Place to afford a more direct route into the town centre.

Mains services have already been brought into the site ready for connection (water, electricity, gas and BT) as part of the completed development of the 2 affordable plots on Eagle Place that formed part of the overall planning permission.

The town is thriving with a variety of shops, a Post Office, pubs, cafes, tearooms, open studios and galleries. It has a Nursery & Primary School, GP Health Centre & NHS Hospital, Dentist, Vets, Pharmacy, Sports & Community Centre, Library, Arts Centre, outdoor heated swimming pool and Allotments

Ref: 1058/PT

CLICK
FOR FURTHER
DETAILS



MORCHARD BISHOP – SERVICED SELF BUILD PLOT

Approx. (0.19 acres)

Offers invited in the region of £235,000

This is a fantastic opportunity to acquire an individual building plot for a self-builder seeking to design and build their own home. The plot is situated to the upper rear corner of this development site of just 20 dwellings on the north western edge of the village, and backs on to a field to the rear. To the front of the plot (south) is an area of landscaping as part of the wider development which is well under construction by a local developer, Westhaven Homes, who have developed several exclusive high quality smaller development sites around the Mid Devon area.

The self-build plot benefits from planning approval for the construction of a new custom build house with the location, design and appearance of the new dwelling and any outbuildings, and the parking arrangements and landscaping of the plot to be submitted to the Council by the Purchaser for approval, to discharge planning condition No.4 of the Reserved Matters Planning Permission. The plot extends to approx. 777sqm (0.19 acres) with a proposed build zone footprint area of approx. 259sqm, with a two-storey house envisaged as the proposed design, similar to that approved on Plots 6, 10 or 11, with a GIA of approximately 180sqm (1,938sqft).

Ref: 1005/PT

CLICK
FOR FURTHER
DETAILS



LOOE, EAST CORNWALL

Prime Potential Building Plot – Stunning Views

Rectangular plot, approximately 0.017ha / 0.04 acres

SUBJECT TO PLANNING OFFERS INVITED – GUIDE £225,000

A wonderfully located potential building plot set in an elevated position offering stunning countryside and coastal views across Looe and beyond. The plot extends to approximately 0.017ha/0.04 acres with road frontage onto Hannafore Lane of approx 24M. An application for a dwelling on the plot was refused in April 2014 on design issues and impact on the Looe Conservation Area and the locality. This refusal was appealed by the previous however the appeal was dismissed in November 2014. The Appeal Inspector makes clear the design observations supporting his decision. The previous owners however did not subsequently seek to address the reasons for refusal and submit a new application.

Ref: 838/DH

CLICK
FOR FURTHER
DETAILS



COMPTON DUNDON - PLOT FOR DETACHED DWELLING

Full Planning Permission Ref. 24/0729/FUL – for a 3 bedroom house

Approx. 0.06ha / 0.16 acres – stunning open countryside views to the west

Guide £200,000

A well located building plot located on the west fringe of Compton Dundon offering beautiful views to the west across open countryside. The plot is approximately square in shape and extends to c. 0.06 hectares/0.16 acres and is accessed from its west boundary from Peak Lane. The land is currently laid to grass and rises from the road to the rear boundary. The north, east and south boundaries are defined and established by hedges/post and wire fencing, the west boundary is open onto peak Lane. The approved dwelling is a reverse level two storey detached house extending to c.1025sqft with link attached garage. On the ground floor are 3 bedrooms (one ensuite) and a bathroom with an entrance hall also enabling access to the garage. The first floor is open plan with living room, kitchen and dining area, leading to the rear terrace and garden.

Ref: 1039/DH

CLICK
FOR FURTHER
DETAILS



HOLLOCOMBE, CHULMLEIGH – 4 SELF BUILD PLOTS

Plots 1 & 3 are 4 bedroom houses, Plots 2 & 4 are 3 bedroom houses

Large serviced plots, stunning location and rural views

GUIDE PRICES FROM £195,000 - £250,000 (**PLOT 1 SOLD STC**)

Four individual building plots set in a stunning semi rural location a short distance to the east of the hamlet of Hollocombe. The land has a very gently fall east to west and offers beautiful expansive countryside views. The plots are located to the north and west of Smythen Farm, a single access will serve all four plots.

The approved drawings show a detached double garage with each plot. We are advised as follows re approximate plot and dwelling sizes:

Plot 1 - c.1.14 acres 4 Bedroom det 2 storey dwelling **SOLD STC**

Plot 2 - c. 0.26 acres 3 Bedroom det 2 storey dwelling c. 1925 sqft

Plot 3 - c. 0.42 acres 4 Bedroom det 2 storey dwelling c. 2126 sqft

Plot 4 - c.0.34 acres 3 bedroom det 2 storey dwelling c. 1925 sqft

Further land to the west may be available by separate negotiation.

Ref: 1026/DH

CLICK
FOR FURTHER
DETAILS



CLYST ST MARY – POTENTIAL COMMERCIAL SITE

Freehold land extending to c. 0.95 acres

Potential (subject to planning) for 1 or 2 commercial buildings

Subject to planning offers invited - Guide Price £175,000

NEW

This c. 0.95 acre parcel of land is located adjacent to Axehayes Farm and directly north of the Hill Barton Business Park, just outside of Clyst St Mary in East Devon. To the north of the land is currently agricultural fields (which form part of the proposed new town settlement for East Devon), to the west there are existing offices/employment/residential property at Axehayes Farm, to the south is Hill Barton Business Park and to the east is an existing commercial building. Interested parties may wish to note that this building was approved under planning application ref. 23/1296/FUL in September 2023 for the "Erection of storage/workshop/office building and associated works to facilitate the change of use of the land to commercial", and has subsequently been built and is occupied by Dartmoor Tree Surgeons Ltd.

An existing roadway serves the land and provides a connection to the A3052.

Ref: 1062/AM

CLICK
FOR FURTHER
DETAILS



AWLISCOMBE – SINGLE BUILDING PLOT

NEW

Quiet cul-de-sac location with SW facing rear garden with rural outlook
Full detailed commenced planning permission (Ref.24/0556/FUL)
Offers invited in the region of £175,000

An opportunity to acquire a building plot in the East Devon village of Awliscombe, just to the northwest of Honiton. The plot benefits from full detailed planning permission (Ref.24/0556/FUL), for a detached dormer style, two-storey, three bedroom dwelling with a detached single garage and driveway on a good sized plot with a southwest facing rear garden looking out over open countryside.

The proposed detached dwelling has a gross internal floor area of approximately 130.68 sqm (1,407 sqft) and there is a detached single garage and driveway to the side of the dwelling. The plot sits above the level of the road, has a gentle slope down from north to south and extends to approximately 600sqm (0.15 acres).

The village has a Church, Primary School, pre-school, Parish Hall and a bus service. It straddles the A373 on the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty and the market town of Honiton lies approx. 2 miles to the southeast.

Ref: 1060/PT

CLICK
FOR FURTHER
DETAILS



DARTMOUTH – LAND OFF YORKE ROAD

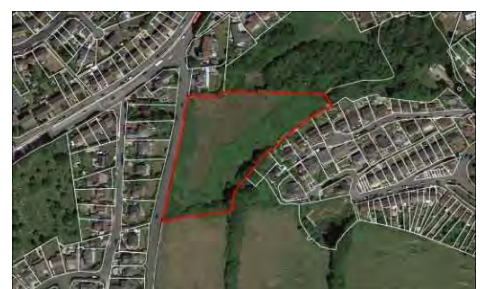
Land extends to c. 1.13 ha / 2.79 acres with stunning views over River Dart
Existing access and frontage onto Yorke Road
Offers invited either unconditionally or subject to planning permission -options/promotion also considered

An 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.

Ref: 991/AM

CLICK
FOR FURTHER
DETAILS



BISHOPSTEIGNTON – SINGLE BUILDING PLOT

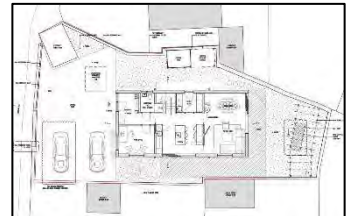
Reserved matters planning approval for new two storey house (Ref.23/00868/REM)
Proposed large 3 bedroom property with study & parking c .160sqm(1722sqft)
Guide Price £162,000

This is a superb opportunity to acquire an individual building plot set just a short walk from the centre of the village of Bishopsteignton, above the beautiful Teign Estuary. Currently occupied by a former Scout Hall, the plot attained outline planning approval under application ref. 20/01321/OUT for the construction of up to two dwellings on the site in 2020.

A subsequent reserved matters application (ref. 23/00868/REM) approved details of a new detached two storey house which is proposed with accommodation to comprise an entrance hall, W.C., office/study, utility/plant room and an open plan kitchen/dining/living area on the ground floor. The floor area of the proposed new house extends to c. 160sqm (1722sqft).

Ref: 990/AM

CLICK
FOR FURTHER
DETAILS



WAINHOUSE CORNER, NR BUDE – SINGLE PLOT

Outline Planning Permission PA24/05279
Approximately 0.07 hectares / 0.17 acres
GUIDE PRICE – £127,500

This well located development opportunity benefits from planning permission for up to two dwellings but probably lends itself as more suitable, for a single detached dwelling.

The land which is approximately square in shape, is located on the northern fringe of Wainhouse Corner, is level and extends to c. 0.07 hectare / 0.17 acres with established boundaries. The approved access is approximately in the same position as the existing access with road frontage onto the A39.

Beyond its north and west boundaries the plot benefits from beautiful countryside and distant sea views.

Ref: 1044/DH

CLICK
FOR FURTHER
DETAILS



TIVERTON – PLOT FOR DETACHED DWELLING

Commenced Planning permission (20/02131/FULL), subsequent Full Planning Permission (24/01127/FUL)
For a contemporary 3 bedroom detached two storey dwelling
Guide Price £130,000

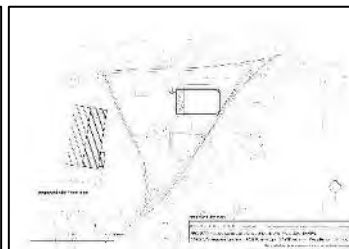
This well located single building plot is situated on the western fringe of Tiverton on elevated ground offering far reaching countryside views to the north and east. Triangular in shape the plot has a gentle fall towards Southfield Way. There is an existing laurel hedge along the west boundary and a private lane to the south serving an adjacent property. Southfield Way is to the north from where the new access will be derived which will serve two off road car parking spaces.

The approved detached two storey dwelling which extends to approximately 1300sqft/121sqm is a contemporary reverse level design offering open plan kitchen, dining and lounge on the upper floor leading out to a patio and rear garden whilst on the lower floor a road facing main entrance, 3 bedrooms (1 x ensuite) and a bathroom.

The plot extends to approximately 0.14 acres / 0.56 hectares.

Ref: 1022/DH

CLICK
FOR FURTHER
DETAILS



WATCHET – SINGLE BUILDING PLOT

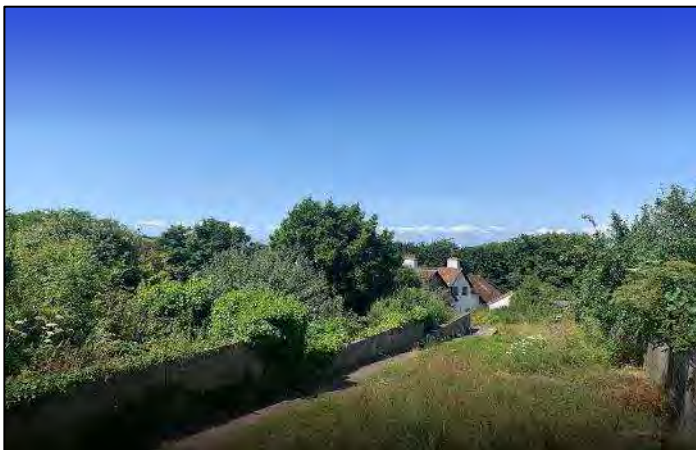
Detailed planning approval for a new dormer bungalow(ref. 3/37/23/010)
Proposed three bedroom property extends to c. 117sqm (1259sqft) – Plot extends to c. 0.22 acres
GUIDE PRICE £125,000

A single building plot with detailed planning permission for the construction of a new detached dwelling. Planning approval was attained in June 2023, granting consent for the demolition of existing concrete greenhouse bases on the plot and the erection of a new dormer bungalow with associated landscaping and parking. The plot is described within the planning application documents to be c. 890sqm (0.22 acres) and the proposed three bedroom dormer bungalow to have a total floor area of c. 117sqm (1259sqft).

The proposed accommodation includes an entrance hall, open plan living, kitchen and dining area, two double bedrooms and a bathroom on the ground floor. A further large double bedroom with en-suite is proposed on the first floor. Access to the property will be via an existing entrance on Brendon Road.

Ref: 887/AM

CLICK
FOR FURTHER
DETAILS



YEOVIL – SITE FOR 6 APARTMENTS

NEW

Detailed planning permission (Ref. 22/00650/FUL) for 3 x 2 bedroom flats & 3 x 1 bedroom flats
Central location close to shops & amenities
GUIDE PRICE £120,000

KLP are delighted to offer for sale this residential development opportunity located within the defined town centre of Yeovil, and which benefits from detailed planning permission for the construction of a new building, containing six new apartments. To the south of the approved site is an existing Public House, to the west a modern block of flats and to the north the grade II listed Becket House. To the east is Town House, also a grade II listed building. The site also sits within the town centre conservation area and is described by the planning application to extend to c. 391sqm.

The approved detailed consent provides for the construction of a new three-storey building comprising 6 residential apartments (C3 use); 3 x 2 bedroom flats (approximately 568sqft each) and 3 x 1 bedroom flats (approximately 447sqft (GF) & 465sqft (FF & SF)). The development will also offer a small area of amenity space including drying space, secure bin and cycle stores accessed from the front entrance hall.

Ref: 1066/AM

CLICK
FOR FURTHER
DETAILS



ST AUSTELL – SITE FOR UPTO 4 DWELLINGS

SOLD

Outline planning permission (ref. PA23/05275), all matters reserved
Approximately 0.1hectares / 0.25 acres
FOR SALE BY CLIVE EMSON ONLINE AUCTION 12 JUNE 2025 – LOT 9 - GUIDE PRICE £120,000

An approximate 0.10 hectare/0.25 acres land parcel located on the fringe of an existing recent residential development. This parcel was previously granted planning permission under a reserved matters application for an office building with dedicated parking. Subsequently granted outline planning permission for 4 dwellings under reference PA23/05275 with all matters reserved. The site is situated approximately 100 metres up Cuddra Road from its junction with A390 Holmbush Road. A short length of tarmac spur road with kerbing has been constructed from Cuddra Road and forms the access into the site.

Freehold with Vacant Possession. The property is to be offered online by Clive Emson Auctioneers on 12 June 2025. Lot 9 Auction Guide Price £120,000 plus fees - VAT will be charged on the sale price. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website www.cliveemson.co.uk

Ref: 957/DH

CLICK
FOR FURTHER
DETAILS

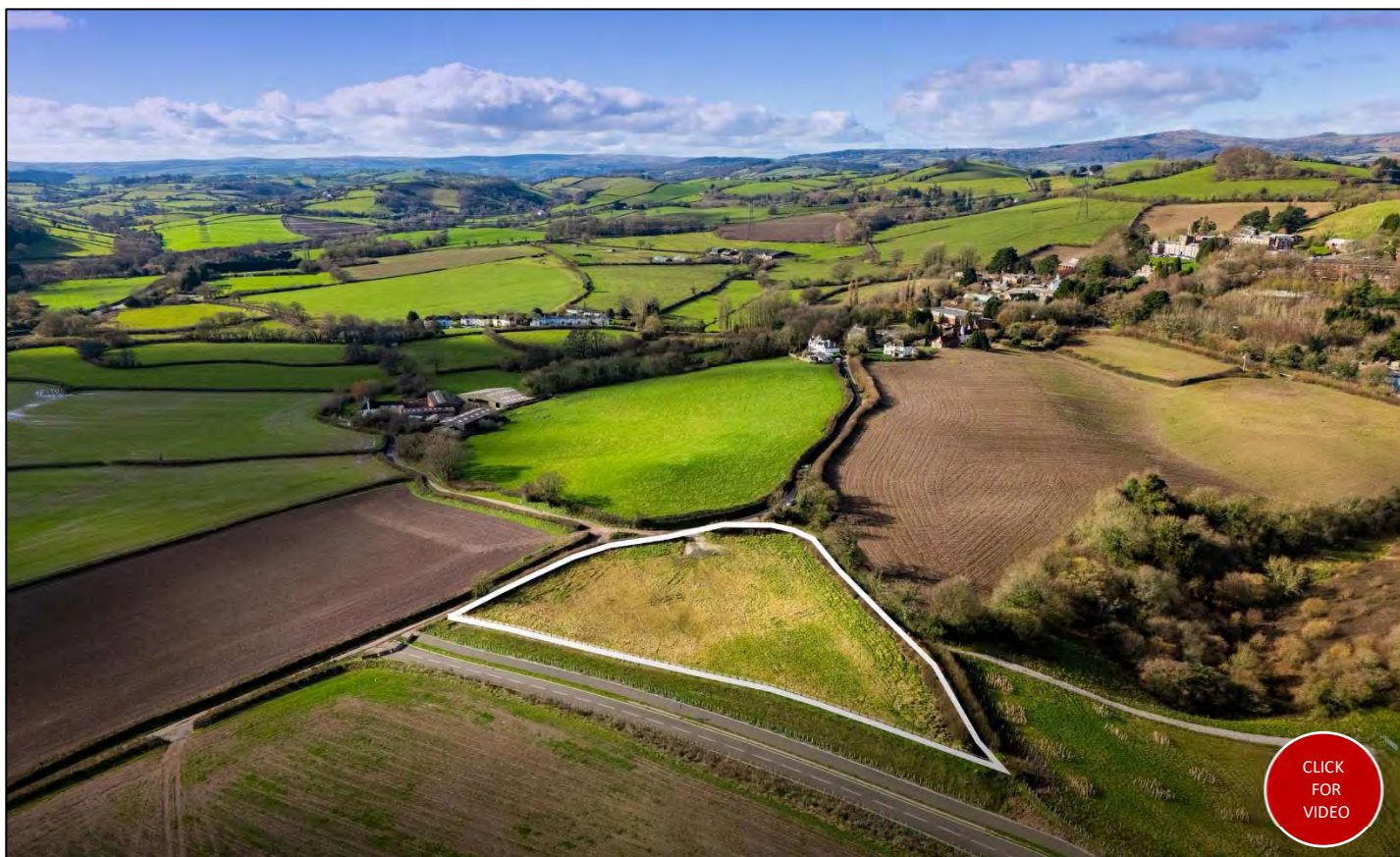


NEWTON ABBOT – HOWTON FIELD – SELF BUILD PLOTS

12 x self-build plots for 4 / 5 bedroom houses

Elevated position close to Newton Abbot

GUIDE PRICES FROM £120,000 - £160,000



This is an attractive opportunity to purchase a self-build plot on an exclusive 'stand-alone' development, set in an elevated position on the edge of Newton Abbot. There are a total of 15 plots proposed as part of the scheme – 12 open market houses and 3 affordable terraced houses. The scheme aims to provide high quality family homes which meet or exceed Nationally Described Space Standards and each plot will have 2 or more designated car parking spaces (on or off plot). All dwellings benefit from gardens along with bin and bike storage.

The 12 open market plots being offered for sale all offer potential for 4 or 5 bedroom dwellings and approximate gross internal floor areas from c. 96sqm to 135sqm. However, the Agents are advised that potential exists on all plots for ground floor extensions of c. 10-15sqm should additional space be required. A table setting out further details of each proposed plot can be seen overleaf.

Purchasers will be required to submit reserved matters planning applications for approval of the layout, scale, appearance and landscaping of their proposed dwelling prior to 21st June 2026. Prior to purchase, the vendors will install the access road (to base course) and required utility services to each plot.

Ref: 923/AM

CLICK
FOR FURTHER
DETAILS



LOSTWITHIEL – SINGLE BUILDING PLOT

Commenced detailed planning approval (PA15/07204) confirmed by Certificate of Lawfulness
Proposed four bedroom detached house with garage
Building Regulation Approval

Comprising a section of vacant land in an attractive cul-de-sac setting in Lostwithiel, this single building plot benefits from detailed planning approval and building regulation approval for the construction of a new four bedroom detached house and garage.

The proposed property is shown with accommodation over three floors and with a G.I.A of c. 125sqm (1345sqft), excluding the integral garage. The new dwelling will benefit from a south-east facing rear garden with delightful countryside views across the local area.

Guide Price £99,950

Ref: 808/AM

CLICK
FOR FURTHER
DETAILS



NEWTON ABBOT – SELF BUILD PLOTS

Four individual self-build plots
Open aspect the south-east
Guide Price £85,000+ per plot

An opportunity to acquire four individual building plots on the south-western edge of Newton Abbot, located to the south of Ashburton Road and within a new residential development named 'Bradley Barton' (being built by Persimmon Homes). Each self-build plot benefits from outline planning approval for the construction of a new detached house – the buyer in due course will be required to submit a reserved matters application for the detailed design of their proposed property.

The Design Guide indicates that each new self-build house will be either 2 or 2.5 storey with a maximum building height of 10m. The footprint of each property is proposed within the Guide as being c. 32.5sqm. Two off-road parking spaces will also be required within each plot. The plots will be offered with access to foul and surface water drainage and all other necessary utility connections (namely water, gas, electricity and telecommunications) these services will be accessible for connection from the private road in front of the plots.

Ref: 807/AM

CLICK
FOR FURTHER
DETAILS



LUPPITT, NR HONITON – LAND FOR SALE

NEW

c. 3.24 Acres

Conditional Planning Permission 12/2749/FUL granted 24 May 2013

FOR SALE BY CLIVE EMSON ONLINE AUCTION - 24 JULY 2025 - GUIDE £70,000 +FEES

The land which extends to approximately 3.24 acres has fantastic countryside views over this Area of Outstanding Natural Beauty and is situated just a few miles from the town of Honiton, with excellent road and rail links. The freehold land consists of areas of meadow land, mature woodland, planted fruit orchard, streams and pond.

The land was granted Conditional Planning Permission 24 May 2013 (foundation work has been started) for the construction of an agricultural livestock and storage shed. Some may see the potential for a variety of other uses, subject to all necessary consents being obtainable.

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website www.cliveemson.co.uk

Ref: 1073/DH

CLICK
FOR FURTHER
DETAILS



LOSTWITHIEL – SITE FOR 5 AFFORDABLE DWELLINGS

Outline planning permission – ref PA20/02623

Indicative plans show terrance of new dwellings with off road parking

Guide Price £50,000

This development site offers outline planning approval for the construction of five affordable residential units.

Details of the means of access, appearance, landscaping, layout and scale of the new dwellings are matters reserved for future approval, but the indicative block plan submitted with the outline planning application shows a terrace of dwellings with off road parking.

Ref: 877/AM

CLICK
FOR FURTHER
DETAILS



Our Services

Market Appraisals

The first step to realising the potential of any development land is the market appraisal. Every development site will differ in some way or another and it is imperative that opportunities are not missed. Our experienced team have extensive knowledge of a huge number of differing development scenarios across the South West and are therefore best placed to give you straightforward, quality advice.

Sales & Marketing

The successful disposal of residential and commercial development land from single plots to multi-acre sites hinges on effective marketing. At Kitchener Land & Planning our marketing campaigns are bespoke, each tailored to meet the differing needs of individual clients.

The sale and marketing of all our sites combines traditional mediums such as newspaper advertising and printed colour property particulars with an online presence to include social media. This, combined with our monthly publication “Development Matters” (circulation circa 1,000 copies) and our extensive mailing list, made up of applicants who are only searching for development opportunities, means we can reach buyers quickly and effectively.

Acquisitions (retained clients)

By always keeping in touch with sites for sale across the region at any one time, our acquisitions service is often used by those wishing to buy development land on a retained client basis.

Planning

The planning process is constantly changing and as well as offering initial advice to the landowner we can also help with more detailed issues such as development allocations and local development framework representations through to outline or detailed planning applications and appeals as well as negotiating and advising on Section 106 agreements.

We work closely with architects in preparing site sketches along with full planning and building regulation drawings. By working together in this way we ensure our client benefits from market driven advice during the design process.

Valuations & Viability

With one of the KLP team being FRICS qualified, we can provide written valuations for finance, tax, company accounts and legal reasons as well as appraisals and financial viability studies.

Consultancy

Our consultancy service advises on challenges that may need to be resolved before any development can take place, such as ransom strips, rights of way, easements, access, relocation and third party land. This service also encompasses finding cost effective solutions to issues such as drainage, contamination and ground conditions.

Litigation Support

Where disputes lead to court cases or arbitration, our specialist understanding of valuation issues and the development process means we are well placed to provide experienced expert witness advice.



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