

An aerial photograph of a coastal town and harbor. The harbor is filled with numerous sailboats and small boats. The town is built on a hillside overlooking the water, with a mix of residential and commercial buildings. The sky is clear and blue.

# KLP

## KITCHENER

LAND AND PLANNING

## DEVELOPMENT MATTERS

- Market Appraisals
- Sales and Marketing
- Acquisitions
- Planning
- Valuations & Viability
- Consultancy
- Litigation Support
- Expert Witness Advice



# OCTOBER 2025

October looks to be a mix of opportunity and caution – opportunity caused by some recent planning reforms and local plan reviews and caution due to economic conditions and reduced buyer demand especially outside the prime locations.

There is no doubt that reduced activity in new home sales combined with build costs that are ahead of house prices has led to a more cautious stance amongst developers which is most noticeable in secondary and tertiary areas. Landowners are having to be more pragmatic in many cases to get deals done and we expect to end the year having exchanged on fewer sales than last year as a result.

However for the right opportunity there is still good demand and the strategic market place for longer term promotion is very busy and we expect it to remain so in the months ahead with many of the local plans in the southwest up for review.

As ever we are keen to hear from landowners with consent or potential who would like a free no obligation consultation to discuss their property.



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**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.

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**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.

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**Alex Munday** Dip Surv BA Hons

Since securing his surveying qualification, Alex has acquired over 20 years' experience in the development land market dealing with a wide range of projects, from modest single building plots and barn conversions through to sites for many hundreds of dwellings.

Email. [alex@klp.land](mailto:alex@klp.land) Tel. 07947 561773



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**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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# DAWLISH – SITE FOR 201 DWELLINGS

Approx. 14.2 ha / 35.08 acres

Conditional Planning Permission Ref. 21/02674/MAJ

Re-available

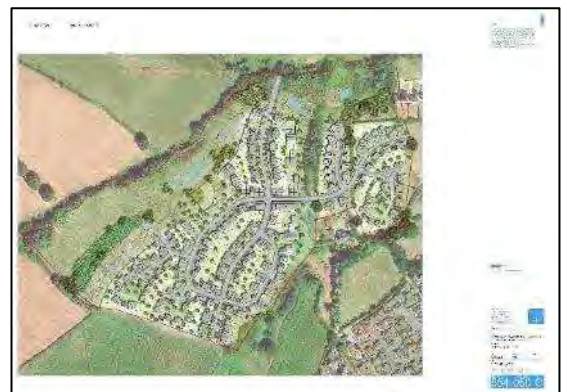


This prime green field residential development site extends to approximately 14.2 hectares (35.08 acres) located on the northern fringe of Dawlish, west of the A379. The site benefits from conditional planning permission for 201 dwellings of which 29 are affordable. The land comprises a number of grassed 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

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# GLASTONBURY – SITE FOR UP TO 90 DWELLINGS

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

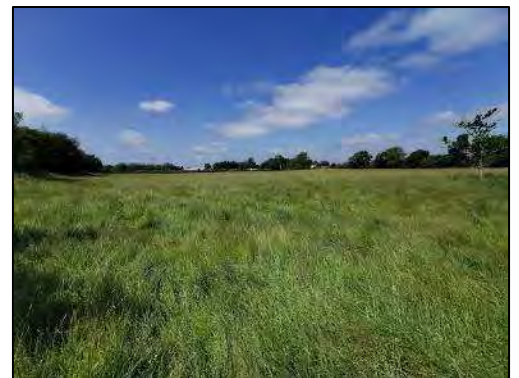
SOLD (STC)



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

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# FENITON – DEVELOPMENT SITE FOR 35 DWELLINGS

Resolution to grant detailed planning permission (23/0296/MFUL)

Site extends to 1.48 ha / 3.66 acres

Offers invited in excess of £1,200,000



This development opportunity comprises a former smallholding named Burlands Mead on the edge of popular village of Feniton in East Devon. East Devon District Council have resolved by planning committee to grant detailed planning permission for the development of 35 new dwellings and associated landscaping and infrastructure, subject to completion of a S106 legal agreement.

The proposed 35 new dwellings comprise of a range of 2, 3 and 4 bedroom dwellings, with 8 being apartments and 27 houses – with the total floor area for the development extending to 2978sqm (32,055sqft). A schedule of the proposed dwellings is shown overleaf. The draft S106 agreement contains various provisions, including a requirement for at least 51% of the new dwellings to be affordable.

Ref: 1036/AM

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DETAILS





# BRIXHAM – DEVELOPMENT SITE FOR 20 DWELLINGS

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

Site extends to c. 0.55ha / 1.35 acres

For sale by private treaty – Guide Price £1,000,000



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VIDEO

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

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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

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# FOWEY – EXCEPTIONAL BUILDING PLOT

NEW

Detailed planning approval ref. PA23/03780

Proposed 5 bedroom contemporary 'Grand Designs' style house

New dwelling is proposed to extend to 467sqm (5027sqft) plus garaging

OFFERS INVITED



KLP are delighted to offer buyers a unique opportunity to acquire a single building plot with arguably some of the finest views available over the River Fowey. Detailed planning approval has been granted for a superb new contemporary home with a floorspace extending to c. 467sqm (5027qft). The generously proportioned new dwelling is planned to comprise a contemporary five bedroom detached home, with entrance on the upper ground floor leading to a lobby, study, W.C., cloakroom, snug and large open plan living room, dining room and kitchen area. On the lower ground floor, four large en-suite bedrooms are proposed along with a utility room and plant room. In addition a notable feature of the design is a master bedroom suite and bathroom incorporated within the 'turret' – all the bedrooms will offer windows with superb views over the River, Fowey and Polruan. Outside the property there are plans for landscaped grounds surrounding the property and a detached garage, along with a terrace accessed from the ground floor. The property also benefits a mooring on Bodinnick foreshore for a rowing boat or dinghy.

This is a truly rare opportunity to create a landmark home in an exceptional setting.

Ref: 1092/AM

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## 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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## PERRANAWORTHAL, TRURO – SITE FOR 21 DWELLINGS

Detailed planning approval (ref. PA19/01892)

Proposed construction of 21 new houses

Offers invited

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

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# 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.



Ref: 769/PT

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## 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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# 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 £860,000



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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# 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



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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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# OKEHAMPTON – DEVELOPMENT SITE FOR 19 UNITS

NEW

Outline Planning Permission 4113/21/OPA – dated 19 August 2025

Lapsed planning permission won on appeal for 60 Bed Care Home Facility

On site parking, level walk to town centre shops and services

OFFERS INVITED FOR THE FREEHOLD



This is a generally level, town centre, brownfield redevelopment site. Outline planning permission was granted 19 August 2025 for 19 dwellings; details of the appearance, landscaping, layout and scale of the development will need to be submitted under a reserved matters application.

Below is an Illustrative Scheme Drawing for 19 dwellings showing how the site might be developed with a mix of bungalows, dormer bungalows and houses. This drawing was not submitted as part of Outline Application 4113/21/OPA.

The site extends we understand to c. 0.49ha/1.21 acres and is located to the south of North Street, Okehampton, with vehicular and pedestrian access from North Street. A second pedestrian access via an existing right of way on the western edge of the site (beside the public library) provides a convenient level access leading to North Street and the town centre shops and facilities.

Previously the site benefitted from planning permission won on appeal for a 60 bed care home facility, this permission has lapsed.



Ref: 449/DH

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# CHARLESTOWN – SUPERB COASTAL BUILDING PLOT

NEW

Detailed planning approval ref. PA24/04732

Building regulation package prepared

Proposed new house of c. 230sqm (2476sqft) plus garage

GUIDE PRICE £750,000



KLP are delighted to offer buyers the rare opportunity to acquire a building plot just c. 100m from the harbour at Charlestown, one of Cornwall's most sought after coastal locations. Detailed planning approval has been attained for the construction of a striking Georgian style villa, set in a private gated community known as 'The Nest' (a World Heritage Site and Conversation Area – the plot itself is outside of these areas). The new property is proposed with a spacious c. 230sqm (2476sqft) layout, blending traditional granite and slate with bold contemporary features. High ceilings run throughout, with reverse living to maximise the outlook.

The design includes four generous double bedrooms, all ensuite, offering excellent comfort and privacy. Entering through the front door, a dramatic full-height space opens to a feature staircase and gallery landing, with sightlines rising to the first-floor vaulted ceiling and central roof lantern — flooding the heart of the home with natural light. Externally there will be parking for several cars along with a large detached garage and gardens. This is a truly unique opportunity to create a landmark home in a historic coastal setting.

Ref: 1081/AM

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## 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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## 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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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

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## NORTH CADBURY – SITE FOR 5 DWELLINGS

Commenced Planning for 3 dwellings (No CIL, Pre-Phosphates)  
Reserved Matters Planning for 5 dwellings (Ref.22/03398/REM)  
Offers invited in the region of £550,000

An opportunity to acquire an “oven-ready” development site with the benefit of commenced detailed planning permission for 3 open market detached houses, situated on the edge of this attractive South Somerset village. This planning consent is also free from any liability for CIL payment as it was granted prior to the adoption of CIL. One of the proposed dwellings has a gross internal floor area (GIA) of approx. 173sqm (1,862sqft) plus a detached double garage, and the other two houses are approx. 122.5sqm (1,319sqft).

An alternative detailed permission (Ref.22/03398/REM) for 5 dwellings, spread out across a larger area of the site has also been approved. The approximate proposed GIA for these 5 houses are:  
Plots 1 & 5 = 93sqm (1,001sqft) each &  
Plots 2, 3 & 4 = 154.1sqm (1,659sqft) each.

The site being sold for the 5 unit scheme extends to approximately 0.60 hectares (1.48 acres) as highlighted in red on the OS plan.

Ref: 698/PT

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## 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 approved 19 August 2025

Offers Invited - Guide £550,000 Joint Venture Offers also considered

KLP are delighted to be offering for sale this greenfield residential development site with a Stage 1 Permission in Principle approval for 5 dwellings and Stage 2 Technical Details Consent for 5 dwellings. The approved Proposed Site Plan shows 5 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 approximately 0.32 ha / 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, JV Offers also considered

Ref: 936/DH

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# 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

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# EAST BUDLEIGH – 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 SSTC Plot 2 Reserved

SOLD (STC)



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

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## 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

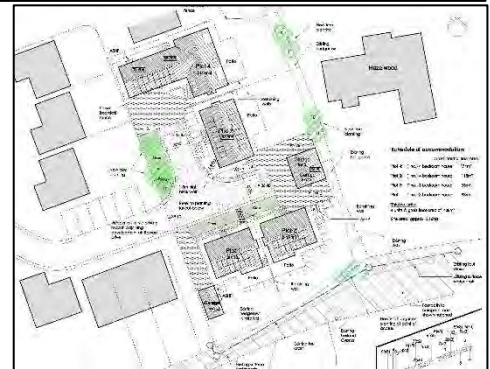
SOLD (STC)

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

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## SHOP, MORWENSTOW – SITE FOR 5 DWELLINGS

Lapsed Outline planning permission (Ref. PA21/09331)  
Further Land may be available  
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 27<sup>th</sup> May 2025. The vendor is considering submitting a new outline planning application to Cornwall Council to renew the consent, although they would also consider subject to planning offers to allow a purchaser to submit their own application if preferred.

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 site is situated just over a mile from the beaches and rugged cliffs along the Hartland Heritage coastline to the west.

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

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# 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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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: £380,000

SOLD (STC)

A beautifully located building plot with planning permission for a stunning reverse level eco friendly 3 bedroom detached house (with study/4<sup>th</sup> 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

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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

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DETAILS





## EXETER – POTENTIAL RESIDENTIAL DEVELOPMENT SITE

Approximately 0.23 ha / 0.27 acres, greenfield site

Gentle fall to the south, far reaching views

Within adopted Allocation, Monkerton/Hill Barton – Residential & Employment

Subject to Planning Offers Invited

SOLD (STC)

The land comprises a rectangular shaped greenfield parcel extending to approximately 0.23 ha/0.57 acres with an existing access onto Gipsy Hill Lane, immediately opposite Sybil Mead Road. The land has a gentle fall to the south and offers far reaching views. The east boundary is denoted by established residential development, the south and west boundaries by an existing but in poor condition post and wire fence whilst to the north is a mature hedge beyond which is Gipsy Hill Lane, a public highway. A recent residential development has been constructed on the north side of Gipsy Hill Lane. To the south of the parcel and at a lower level is a recently constructed office block. The land offers good potential, subject to planning, to construct a number of residential dwellings on the fringe of an established residential area.

Ref 1010/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

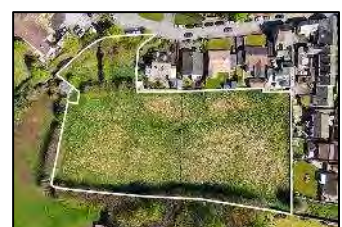
This residential development opportunity comprises land extending to c. 0.77ha/ 1.9 acres which benefits from outline planning permission (ref. PA23/01085) for the construction of up to 10 open market dwellings and 4 affordable dwellings. Matters of access, layout and scale have been approved, with appearance 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

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## INDIAN QUEENS – SITE FOR 5 DWELLINGS

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

Indicative plans show 5 x 4 bedroom dormer bungalows

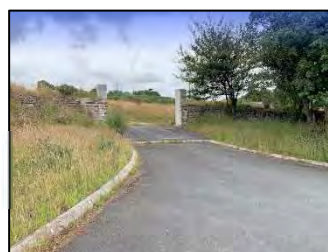
GUIDE PRICE £350,000

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

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## SEATON, EAST DEVON – SITE FOR 3 HOUSES

Detailed planning approval for two houses (24/1593/FUL)

Commenced planning approval for a third dwelling (15/1949/RES)

Site extends to c. 0.26 ha / 0.64 acres

Guide Price £350,000

NEW

Positioned in an elevated setting overlooking the coastal town of Seaton in East Devon and offering estuary and coastal views, this development site extends to c. 0.26ha / 0.64 acres. Reserved matters planning approval ref. 15/1949/RES has been attained (and commenced) for the construction of a new detached dwelling on the western side of the site - the approved new three bedroom detached property has a gross internal floor area extending to c. 171sqm (1841sqft). On the eastern side of the site, detailed planning application ref. 24/1593/FUL was approved on 4th April 2025 for the "Erection of two detached residential units". Each property is planned as a four bedroom, 1 ½ storey dwelling with floor areas extending to 190sqm (2045sqft) each. All new properties are proposed to be accessed via a private driveway off Marlpit Lane.

Ref: 934/AM

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# NORTH CURRY, KNAPP – BARN FOR CONVERSION

Application 24/25/0019/CQ – Deemed Approval 19 August 2025

Stunning location, lovely countryside views – with c.3.84 hectares / c.9.5 acres

**GUIDE PRICE - £300,000**

**NEW**



KLP are delighted to offer this barn for conversion with deemed approval dated 19 August 2025 and with a land parcel extending to c.3.84 hectares/c.9.5 acres. Formerly part of Hill Farm, Knapp, the land rises gently from east to west with in the main established hedgerow boundaries. Within the land parcel is a further single storey barn, this barn does not have planning permission.

The application drawings show a one bedroom property with an open plan kitchen/dining/lounge with raised ceilings, which extends according to the plans, to c.484 sqft gross internal area. The approved design incorporates the existing stone wall on the east elevation, the roof and the internal timber frame. Access is derived from the minor road to the east. The barn represents a wonderful opportunity to purchase a standalone development in a beautiful location, overlooking the land parcel included in the sale.

Ref: 1093/DH

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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

SOLD (STC)

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

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DETAILS



## EXETER – POTENTIAL DEVELOPMENT LAND

Freehold site extending to c. 0.26 acres

Potential (subject to planning) for residential or commercial development

Guide Price £260,000

SOLD (STC)

This c. 0.26 acre parcel of land is located just to the south of Cowick Street in central St Thomas, Exeter. The land currently comprises a relatively level concrete/gravel public car park, generating an income for the present owner.

Interested parties may wish to note that the vendors submitted a pre-application enquiry to Exeter City Council in March 2025, with a proposal for the development of 3 no. 3 storey, 3 bed townhouses and 4no. 1 bed apartments with associated amenity and parking which received a positive response.

As well as the possibility of residential development, interested parties may also wish to consider alternative commercial uses of the land, subject to any requisite consents.

Ref:1072/AM

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# 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

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# MORETONHAMPSTEAD – SERVICED SINGLE PLOTS

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

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# BRIXHAM – POTENTIAL DEVELOPMENT OPPORTUNITY

Lapsed planning approval (P/2015/0235) for a mixed use development

Site extends to c. 0.24 ha / 0.59 acres

Conditional offers (subject to planning) are invited

This potential development opportunity comprises a substantial parcel of land located off New Road in Brixham. On the northern section of the site, closest to New Road, is an excavated section of land with an access track on the eastern side, which leads to two elevated areas, one to the south east and one to the south west. In total, the land extends to c. 0.24ha / 0.59 acres. Planning approval has previously been attained (ref. P/2015/02356) for a mixed use development, comprising of a 3 storey building for commercial (B1/B8 use) with living quarters on the upper floors, one two storey office building and one two storey residential dwelling. This approval lapsed in April 2021.

Given the recent planning approval for development of the land, and its location in Brixham, it is the Agents opinion that potential exists for a new planning application to be made, either for a mixed use scheme once again, or alternatively a more residentially focused development project.

Ref: 748/AM

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DETAILS



## NORTH CURRY, KNAPP – 3 SINGLE PLOTS

Full Planning Permission 24/23/0007 for detached dwellings

Individual plots with close by services, stunning location and views

GUIDES - Plot 1 £210,000 (c.1.92acres) - Plot 3 £180,000 (c.1.48acres) - Plot 4 £160,000 (c.0.22acres)

NEW

KLP are delighted to offer for sale these 3 beautifully located individual building plots set in a stunning semi rural location on the fringe of the hamlet of Knapp, yet only 7 miles from Taunton town centre. The overall site was previously farm buildings, now demolished and offers beautiful expansive countryside views and countryside access. Available services we are advised are mains water, electricity, fibre and a connection to a new private treatment plant for foul water.

The plots are accessed via a private drive. The planning permission is for 5 dwellings, Plots 2 and 5 have been sold.

Ref: 1080/DH

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DETAILS





# MORCHARD BISHOP – SERVICED SELF BUILD PLOT

Approx. (0.19 acres)

Offers invited in the region of £215,000

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

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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

SOLD (STC)

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

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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

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 c. 2126sqft

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

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DETAILS



# DOULTING – BARN FOR CONVERSION + LAND

Approx. (0.60 acres)

Further Land available

FOR SALE BY INFORMAL TENDER MIDDAY FRIDAY 15<sup>th</sup> AUGUST

SOLD (STC)

An opportunity to acquire a building plot comprising a lovely old stone barn with full detailed planning permission for conversion and extension to create a three-bedroom single-storey dwelling with a gross internal floor area of approximately 101.40 sqm (1,091 sqft).

The plot comes with circa 0.24 hectares (0.6 acres) of land to the south running parallel to Merryfield Lane down to the East Somerset Steam Railway line which runs along the southern boundary. The vendor also owns the access track and the land to the north and south of the track (approximately 0.81 ha (2 acres) to the south and 2.02 ha (5 acres) to the north of the track).

The property is located just to the east of Shepton Mallet to the south of the A361, a short distance to the southeast of the village of Doulting.

Guide price of £195,000 for the freehold barn plot highlighted in Red on the aerial view below. The additional land highlighted in blue (circa 2 acres) may be available by separate negotiation – Guide Price £40,000. The land to the north of the access track highlighted magenta, (circa 5 acres) is also within our clients' ownership and may be available as a separate Lot – Guide Price £75,000.

Ref: 1065/PT

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DETAILS





## NORTHAM – COASTAL BUILDING PLOT

NEW

Planning Application pending – Ref.1/0331/2025/FUL

Far reaching coastal views to the north

Offers in the region of £200,000 (subject to planning permission).

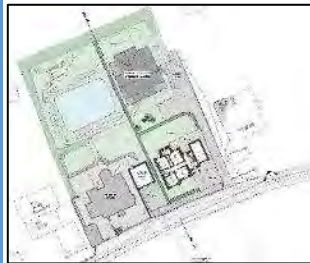
An opportunity to acquire a building plot in this sought-after North Devon coastal location off Tadworthy Road and benefitting from far-reaching views across Northam Burrows to Baggy Point beyond to the north and Lundy Island to the north west.

A full detailed planning application (Ref. 1/0331/2025/FUL) was submitted by the architects and validated by Torridge District Council on 10<sup>th</sup> September 2025 and is pending a decision. The application seeks permission to demolish the existing double garage and build a detached 4 bedroomed two-storey house with an attached single garage with associated parking and garden, together with a new replacement double garage for the existing house.

The proposed detached dwelling has a gross internal floor area of approximately 156.22sqm (1,682sqft) and there is an attached single garage and driveway with 2 further parking spaces. Please note that the Purchaser will be responsible for the construction of the new pavement across the frontage of the plot and new garage area of Woodbine Cottage.

Ref: 1087/PT

CLICK  
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DETAILS



## HOLSWORTHY – SITE FOR 2 DETACHED DWELLINGS

Outline planning approval for 2 dwellings (1/1040/2022/OUT)

Reserved matters planning application under preparation

Site has been levelled & foul drainage connection made - Guide Price £199,950

This desirable development opportunity, extending to c. 0.14 acres, comprises a site located close to the town centre and benefitting from outline planning approval for the construction of two new dwellings. Although all matters are reserved for future approval in terms of layout, scale, access and design, indicative plans submitted with the outline application show the construction of two new detached dwellings (a 3 and a 4 bedroom townhouse), each with detached garage and off road parking. Interested parties may also wish to consider the development of a single, substantial dwelling on the site (subject to all requisite consents)..

Of note to interested parties is that the vendors have advised KLP that they are currently preparing a reserved matters application to be submitted to Torridge in Q4, 2025. Further information will be made available as soon as it is received by the Agents.

Ref: 882/AM

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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

SOLD (STC)

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

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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)

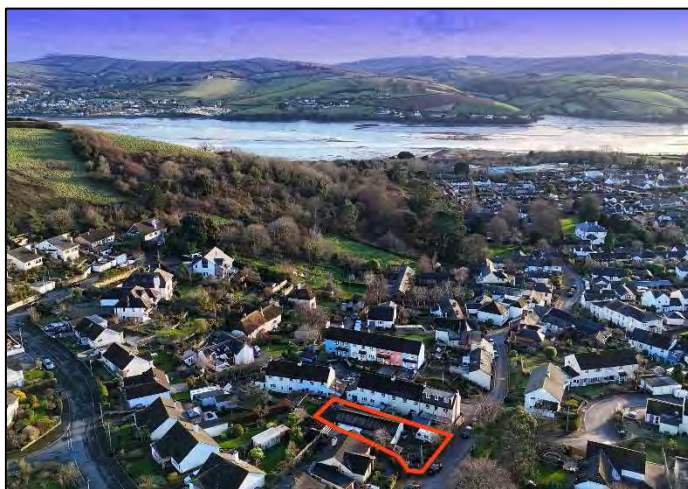
Guide Price £162,000

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

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FOR FURTHER  
DETAILS





## TIVERTON – PLOT FOR DETACHED DWELLING

Commenced Planning permission (20/02131/FULL)

Subsequent Full Permission (24/01127/FUL) For a contemporary 3 bedroom detached two storey dwelling

Guide Price £115,000

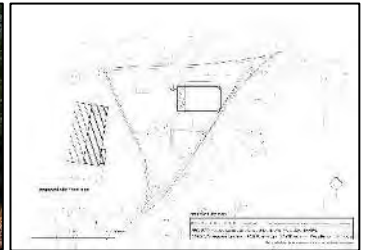
This well located single building plot is situated on the western fringe of Tiverton on elevated ground offering far reaching countryside views to the north and east. Triangular in shape the plot has a gentle fall towards Southfield Way. There is an existing laurel hedge along the west boundary and a 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

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DETAILS



## YEOVIL – SITE FOR 6 APARTMENTS

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

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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



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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

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DETAILS



HOWTON FIELD, HOUGHTON BARTON





## WAINHOUSE CORNER, NR BUDE – SINGLE PLOT

Outline Planning Permission PA24/05279  
Approximately 0.07 hectares / 0.17 acres  
GUIDE PRICE – £100,000

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

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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

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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

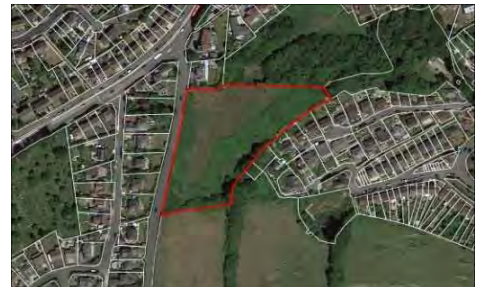
Offers invited either unconditionally or subject to planning permission -options/promotion also considered

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

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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

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DETAILS





# LUPPITT, NR HONITON – LAND FOR SALE

c. 3.24 Acres

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

FOR SALE BY CLIVE EMSON ONLINE AUCTION - LOT 27 - 18 September 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](http://www.cliveemson.co.uk)

Ref: 1073/DH

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# 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

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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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