

DEVELOPMENT MATTERS

- Market Appraisals
- Sales and Marketing
- Acquisitions
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JULY 2026

Last month I commented on the uncertain economic outlook and the prospect of interest rate reductions being delayed. Since then, market conditions have become more challenging with continued economic uncertainty leading many developers and housebuilders to adopt a cautious approach to land acquisition.

Whilst the South West continues to benefit from strong underlying housing demand and the region's enduring appeal, transaction levels have softened as purchasers remain focused on managing risk and preserving margins. Demand is largely concentrated on well-located, consented sites with realistic pricing, straightforward planning positions and deliverable infrastructure requirements. Sites with more complex planning issues, abnormal costs or ambitious value expectations are taking longer to transact.

Strategic land continues to attract interest as local authorities progress Local Plan reviews in response to increased housing delivery targets. However, ongoing planning delays, stretched local authority resources and wider market uncertainty continue to constrain activity. Although the current market presents challenges, the longer-term fundamentals underpinning residential development in the South West remain positive.



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.

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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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EXETER – PRIME RESIDENTIAL DEVELOPMENT SITE

Approx. 13.29 ha / 32.84 acres

Outline Planning Permission for up to 350 dwellings

For sale by informal tender – midday Friday 3rd July 2026

NEW



This property is probably the largest and pre-eminent remaining green field residential development site in Exeter. At 13.29 hectares (32.84 acres) it encompasses the former St Bridget Nursery, Old Rydon Lane property being a mix of predominantly open land and a range of buildings used for retail, storage and plant production along with a detached house and two detached bungalows. A detailed floor schedule amounting to 10,378 sq m (111,690 sq ft) is included in the technical pack.

The land is generally gently south sloping with distant views along the Exe Estuary towards Exmouth and west across the Exe Valley towards the Haldon Hills. Planning permission was granted on appeal for demolition of existing buildings and phased development of up to 350 dwellings by decision reference APP/Y1110/W/24/3350940 issued on the 30th January 2025. Planning condition number 2 allows 5 years for the submission of Reserved Matters.

Interested parties should note that **VAT** will be applicable to the purchase price.

Ref: 25/AK

CLICK
FOR FURTHER
DETAILS



DAWLISH – SITE FOR 201 DWELLINGS

Approx. 14.2 ha / 35.08 acres

Commenced Conditional Planning Permission Ref. 21/02674/MAJ

Offers invited

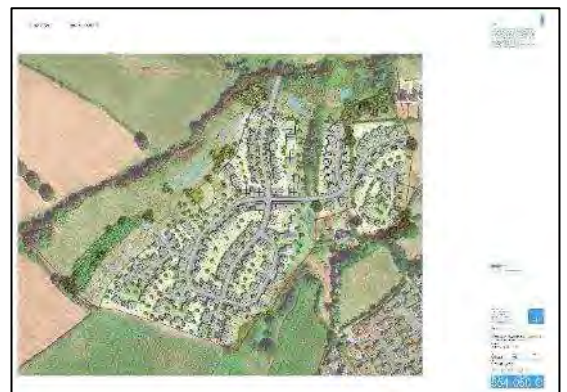


This prime green field residential development site extends to approximately 14.2 hectares (35.08 acres) located on the northern fringe of Dawlish, west of the A379. The site was granted conditional planning permission 08/03/23 (now commenced) for 201 dwellings (incl 29 affordable). The land comprises 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 though the whole length of the site. This road was 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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FOR FURTHER
DETAILS



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

SOLD (STC)



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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BRIXHAM – DEVELOPMENT SITE FOR 20 DWELLINGS

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

SOLD (STC)



CLICK
FOR
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 outline planning permission 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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LANGPORT – SITE FOR CIRCA 24 DWELLINGS

ONLY 25% Affordable Housing

Resolution to Grant Outline Planning Permission (Ref.21/02785/OUT)

INFORMAL TENDER – WEDNESDAY 8th JULY 2026

For sale
by Informal Tender

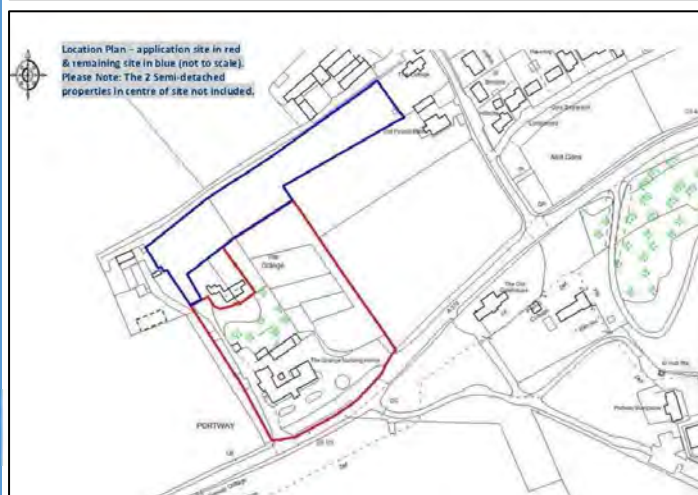


A brownfield development site with a resolution to grant Outline Planning Permission for the proposed redevelopment for residential development in this semi-rural location on the outskirts of Langport. The site extends in total to approximately 1.70 hectares (4.20 acres), with the red lined area for 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, with a reduced level of affordable housing at 25%.

PLEASE NOTE: The adjoining land to the east also has a Resolution to Grant planning permission for up to 22 dwellings. GTH are marketing this site and prospective purchasers may consider purchasing both sites to create a comprehensive scheme (Ref.23/01406/OUT).

Ref: 769/PT

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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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BOWER HINTON – SITE FOR 10 DWELLINGS

No Affordable Housing, No S106, CIL Applicable (£89,702.49)

Full Detailed Planning Permission (Ref.22/03254/FUL)

Offers in the Region of £795,000



A development site with the benefit of full detailed planning permission for the partial demolition, partial conversion and partial new build to form 10 dwellings in total. There is no requirement for any affordable housing and there is no S106 contributions, however, there is a CIL liability on the development. Plots 1 to 5 have been designed to include “workspaces” to reflect the previous employment use with the site’s heritage. The site is located on the south eastern edge of the sought-after and picturesque village of Bower Hinton in the Parish of Martock, with convenient access to the A303. The approved development seeks to balance residential development with the preservation of the site’s historical and industrial character, while also providing modern amenities and sustainable features.

The site extends to approximately 0.54 hectares (1.33 acres) and it is accessed from its existing Highway access off Ringwell Hill which sweeps up and around into the site which sits above the level of the road.

Ref:1132/PT

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DETAILS



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

SOLD (STC)



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

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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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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DETAILS



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VIDEO



CHARLESTOWN – SUPERB COASTAL BUILDING PLOT

Detailed planning approval ref. PA24/04732

Building regulation package prepared

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

Offers invited in excess of £600,000



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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PLYMOUTH, PLYMBRIDGE RD – SITE FOR 4 DWELLINGS

Full Planning Permission Ref: 25/00158/FUL

Site extends to c. 0.8 ha / 2 acres, Urban fringe, woodland setting with amenity land

Offers invited in excess of £550,000



KLP are delighted to offer this urban fringe site in a woodland setting with full planning permission for four new large detached dwellings, located on the north side of Plymbridge Road B3432), just west of Darklake View.

The land comprises two distinct parcels; the approximate southern half forms the planning application area including the existing access road (shared with the property known as Holtwood) serving the proposed four detached dwelling plots, whilst the approximate northern half is amenity woodland.

The approved dwellings are all 4 bedroom contemporary designed units ranging in size from 1900sqft to 2255sqft (including garages for Plots 1, 2 & 3).



Ref: 783/DH

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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.

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 Aug 25

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

SOLD (STC)

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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SEATON – SITE FOR 4 DETACHED HOUSES

SOLD (STC)

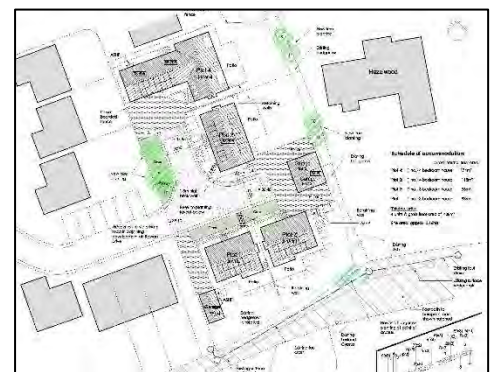
Full detailed planning permission (Ref. 22/1846/FUL)
Approx. 0.16ha (0.40 acres)
Offers invited in the region of £450,000

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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DETAILS



SHOP, MORWENSTOW – SITE FOR 5 DWELLINGS

SOLD (STC)

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 27th May 2025. The vendor will consider subject to planning offers to allow a purchaser to submit their own application.

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. The land has been put forward for the "call for sites".

Ref: 958/PT

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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



PLYMOUTH, STUNNING PLOT FOR DETACHED HOUSE

Commenced planning permission (Ref. 17/02379/FUL, high quality contemporary design

Wonderful views and aspect, period Victorian and Edwardian setting

Offers Invited

A wonderful water front building plot with full planning permission for a bespoke 4 storey house including an integral garage extending to approximately 422.8sqm/4,550sqft. The dwelling was designed for our clients own use but they have now renovated their adjacent property at No.22 Grand Parade. The approved dwelling represents high quality contemporary architecture with a low energy sustainable design and will benefit from glorious views to the east and south over Plymouth Sound. The plot is located in a prominent setting inside but on the edge of the Hoe Conservation Area amidst a range of period Victorian and Edwardian dwellings with some modern infill, neighbouring terraces are generally four to five stories high. Building works for the new dwelling have been commenced in the form of piling and drainage infrastructure including we are advised a SUDS tank. Substantial party wall works to No.26 Grand Parade have been undertaken.

Ref: 856/DH

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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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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

SOLD (STC)

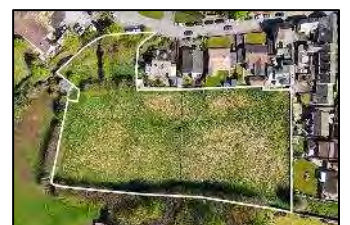
This residential development opportunity comprises land extending to c. 0.77ha/ 1.9 acres which benefits from outline planning permission (ref. PA23/01085) for the construction of up to 10 open market dwellings and 4 affordable dwellings. Matters of access, layout and scale have been approved, with appearance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



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VIDEO



WESTON, HONITON – SITE FOR THREE DWELLINGS

Conditional Planning permission 24/2226/FUL date 25 September 2025

Approximately 0.16ha / 0.4acres, far reaching views

Shared access with recent new build development for five dwellings

GUIDE PRICE £375,000

Re-available



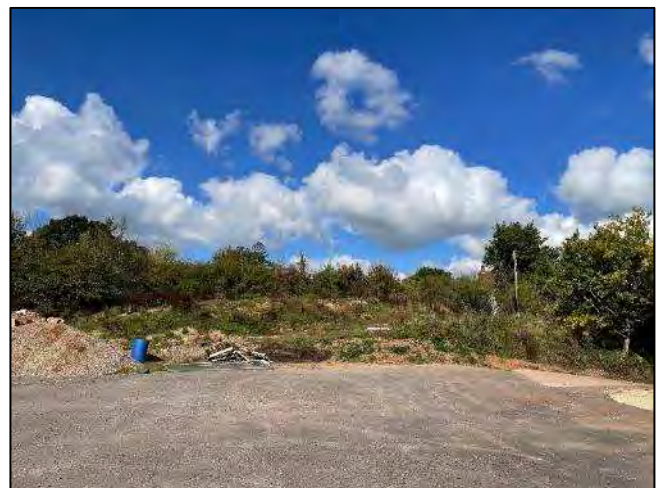
The land comprises a rectangular shaped parcel extending to approximately 0.16 hectares/0.4 acres with an existing shared access onto Weston Lane. The site shares this access with a recently completed new build development comprising five dwellings.

The approved scheme is for 3 detached dwellings, comprising Plot 1 - a 3 bed detached house with attached garage of c.110sqm/1184sqft, Plot 2 - a 4 bed detached house with attached garage of c.138sqm/1485sqft and Plot 3 - a 3 bed detached bungalow of c.106sqm/1144sqft.

Established hedgerows denote the west, north and east boundaries. The land once its been brought back down to the original ground level (which the Vendors have confirmed they will do), will have a gentle fall from north to south and offers far reaching countryside views.

Ref: 1086/DH

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DETAILS



CHILLINGTON, Nr KINGSBRIDGE – SINGLE PLOT

Commenced Detailed planning permission (2235/18/FUL)

Serviced plot with foul drainage, electric and water installed

Views over countryside

GUIDE PRICE £300,000



KLP are delighted to offer for sale this prime building plot, located in the sought after village of Chillington, close to Kingsbridge in the South Hams.

Detailed planning approval (ref. 2235/18/FUL) was issued by South Hams Council in 2019, granting consent for the construction of two new detached houses. One of these has now been built and completed, with the remaining plot at the top of the site now being offered for sale with the benefit of the extant planning approval. The plans provide for a large, four bedroom detached house which will benefit from superb views over the local area and is bordered by AONB farmland to two sides. Externally, the property will offer a double garage, off road parking spaces and gardens.

The proposed floor area of the new house extends to c. 150sqm (1,615sqft) plus the detached double garage of c. 50sqm (540sqm). The plot itself extends to c. 0.163 acres and is accessed via a shared tarmac drive from the A379.

Ref: 1117/AM

CLICK
FOR FURTHER
DETAILS



MISTERTON, Nr CREWKERNE – SITE FOR 2 HOUSES

Reserved matters planning approval (22/01405/REM)

Proposed development of two large contemporary detached 4 bedroom houses

Approximately 0.17ha / 0.42 acres

GUIDE PRICE £300,000

NEW



KLP are delighted to offer this well proportioned development site located in the village of Misterton, just c. 1.5km to the southeast of Crewkerne. The site is bounded by hedgerows and mature trees to the west and south, with open fields beyond, and adjoins an established residential area. Access is proposed via the end of a cul-de-sac 'Orchard Way'.

The proposed two new contemporary detached dwellings have a combined area of approximately 390sqm G.I.A, with House B being proposed as a reverse level dwelling. Each property is shown with four bedrooms. Provision for five parking spaces have been included in the scheme, four unallocated spaces and one allocated space within the garage of house B. Electric charging points are also proposed for both dwellings. Cycle storage space is provided via the garage space (House B) and a store (House A).



Ref: 1142/AM

CLICK
FOR FURTHER
DETAILS

BOYTON – FANTASTIC LARGE RURAL PLOT

Detailed Planning Permission (Ref.PA25/08969)

Approx. 0.20 hectares (0.50 acres)

Offers in the Region of £300,000

NEW



CLICK
FOR
VIDEO

A fantastic opportunity to acquire a large, secluded rural building plot near the village of Boyton (circa 1 mile), situated approximately midway between Launceston to the south and Holsworthy to the north (circa 8 miles either way). The plot benefits from full detailed planning permission (Ref.PA25/08969), for a large detached, two-storey, four bedroom dwelling with a detached double garage, all sat within a plot area of approximately 0.20 hectares (0.50 acres). The plot is elevated and enjoys far reaching countryside views over the surrounding woodland and fields.

The plot is accessed over a well-maintained Private Road of approximately 0.7 mile which is shared with just 4 other properties. The new dwelling will contribute equally towards the maintenance of the driveway as and when it is required.

The proposed house has a gross internal floor area of approximately 239.46 sqm (2,578 sqft) excluding the double garage.

Ref:1140/PT

CLICK
FOR FURTHER
DETAILS



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 £250,000

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

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

SOLD (STC)

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



MORETONHAMPSTEAD – TWO SERVICED 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

CLICK
FOR FURTHER
DETAILS



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 – recently cleared

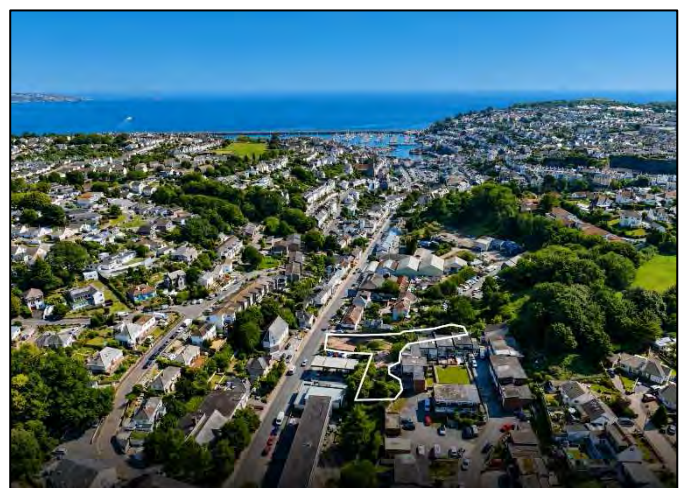
Conditional offers (subject to planning) are invited

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

CLICK
FOR FURTHER
DETAILS



NORTHAM – LARGE COASTAL BUILDING PLOT

Detailed Planning Permission – Ref.1/0331/2025/FUL

Potential for Two Plots

Offers in the region of £250,000

SOLD (STC)

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

The front plot benefits from a full detailed planning permission (Ref.1/0331/2025/FUL) to demolish the existing double garage and to 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, Woodbine Cottage.

The Vendors have commenced construction of the plot to the rear of this plot (plans in planning & technical pack), however, that rear plot included the lake within the planning approval. We are now offering this plot, but without the lake which will remain with Woodbine Cottage, as part of this sale (as illustrated in red on the plan below). This would now include the wider road frontage and deeper plot which may allow for a larger dwelling (subject to the requisite planning consents) similar to the new dwelling to the east, or a re-design of the rear plot, without the lake area, to potentially construct two dwellings on the overall plot (subject to the requisite planning consents).

Ref: 1087/PT

CLICK
FOR FURTHER
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.

EXETER – SINGLE BUILDING PLOT

Detailed planning approval (ref. 25/0843/FUL)

Proposed 4 bedroom contemporary house with panoramic countryside views

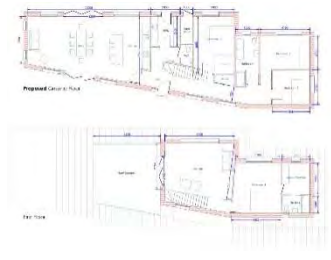
Offers invited in the region of £225,000

This single building plot which extends to c. 0.14 acres is situated on the north side of Exwick Lane close to its junction with Redhills. The plot is currently occupied by one existing residential dwelling and one static caravan, and benefits from a vehicular entrance at both the eastern and western end of the plot.

Detailed planning approval ref. 25/0843/FUL, has been granted for the removal of the existing property and caravan, and their replacement with a new two storey contemporary home. This new property is proposed to be constructed with a larger lower floor area than the upper area to allow for the creation of a first floor roof terrace. The layout looks to take advantage of the extensive countryside views to the north. The floor layout proposes a total of four bedrooms and a gross internal floor area (as per the CIL form) stated to be c. 181sqm (c. 1948sqft).

Ref: 1098/AM

CLICK
FOR FURTHER
DETAILS



SIDMOUTH – SINGLE BUILDING PLOT

Detailed planning permission for a new detached dwelling (23/2134/FUL)

Proposed spacious 3 bedroom property of c. 191sqm (2063sqft)

Located close to Waitrose and GP surgery on edge of town - Guide Price £220,000

SOLD (STC)

This single building plot is set to the north of Woolbrook Mead, on the north-western edge of Sidmouth and close to the Waitrose supermarket. Detailed planning approval has been granted for the construction of a new detached three bedroom dormer style property, with a proposed floor area of c. 191sqm (2063sqft). The proposed accommodation of the new dwelling is shown to include on the ground floor an entrance hallway, ensuite bedroom, utility room, W.C. and open plan kitchen / living / dining area with doors opening onto the rear garden. On the upper floor two large bedrooms are proposed, both ensuite and with built in wardrobes.

Outside, off road parking is shown at the front of the property which will be accessed off Core Hill Road, and to the rear an attractive and established westerly facing rear garden area. The plot extends to c. 0.126 acres / 0.05 ha.

Ref: 1101/AM

CLICK
FOR FURTHER
DETAILS



MORCHARD BISHOP – SERVICED SELF BUILD PLOT

Approx. (0.19 acres)

Offers invited in the region of £175,000

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 has now been substantially completed by a renowned 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



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 (PLOTS 1,2 & 3 SALE AGREED)

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 - **SALE AGREED**

Plot 2 - **SALE AGREED**

Plot 3 - **SALE AGREED**

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



CARGREEN – BUNGALOW & PLOT

Existing 2 bedroom Bungalow with Planning for Loft Extension
& Planning Permission for an Additional Dwelling
For Sale by Auction (unless sold prior) – Guide Price £195,000+

A fantastic development opportunity to acquire a bungalow in need of refurbishment and which also has planning permission for a loft extension. In addition, it has outline planning permission for a separate new small dwelling in the adjoining garden area of the property. However, some interested parties may consider a revised planning application for just one larger new dwelling on the plot with a design to possibly benefit from views towards the River Tamar and beyond to the east. The property extends to approximately 0.12 acres and currently consists of a detached two-bedroom bungalow with an attached single garage and side garden area to the south west of the property. It is situated in the highly sought-after village of Cargreen which is nestled alongside the River Tamar.

The accommodation of the existing bungalow currently comprises a kitchen, living room, conservatory, two bedrooms and a shower room with an attached garage. The approved loft conversion proposes two additional bedrooms and shower room on the first floor. The outline planning permission is for an additional dwelling on the garden area to the south west of the existing bungalow and the plans which accompanied the planning application show a two-storey one bedroom dwelling.

Ref: 1115/PT

CLICK
FOR FURTHER
DETAILS



NORTH CURRY, KNAPP – 2 SINGLE PLOTS

Full Planning Permission 24/23/0007 for detached dwellings
Individual plots with close by services, stunning location and views

GUIDES - Plot 3 **SALE AGREED** - Plot 4 **SALE AGREED** **PLOTS 1,2 & 5 SOLD**

SOLD (STC)

KLP are delighted to offer for sale these 2 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 1, 2 and 5 have been sold.

Ref: 1080/DH

CLICK
FOR FURTHER
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

CLICK
FOR FURTHER
DETAILS



NEWTON ABBOT – SITE FOR 5 DETACHED HOUSES

Detailed planning approval

5 x 5 bedroom houses proposed

Guide Price £175,000

This development site is located to the north of a quiet cul-de-sac, 'Beverley Way', which is set off Totnes Road on the south-western side of Newton Abbot, and benefits from detailed planning approval for the development of five new detached houses.

The total gross floor area of the new development is suggested to extend to c. 985sqm (GIA ranges from c. 174sqm (Plots 4&5) - 189sqm (Plots 1,2&3). Each of the new dwellings will be accessed off Beverley Way (an adopted highway) and have an entrance level comprising a garage and a carport, open plan kitchen/diner, living room, utility room and WC, with stairs leading to a lower ground floor with three bedrooms (master en-suite) plus bathroom. On the upper level, a further two bedrooms (both en-suite) are proposed. Each of the new dwellings will offer future owners a good sized rear garden facing to the north west towards National Trust owned land beyond.

Ref: 1085/AM

CLICK
FOR FURTHER
DETAILS



BISHOPSTEIGNTON – POTENTIAL BUILDING PLOT

SOLD (STC)

Lapsed planning approval for new two storey house (Ref.23/00868/REM)

Property was proposed as large 3 bedroom property with study & parking c .160sqm(1722sqft)

Guide Price £162,000 – Conditional or unconditional offers invited

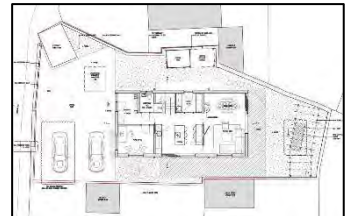
This is a superb opportunity to acquire a potential building plot set just a short walk from the centre of the village of Bishopsteignton, above the beautiful Teign Estuary. Currently occupied by a former Scout Hall, the plot attained outline planning approval under application ref. 20/01321/OUT for 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). Interested parties should be aware this reserved matters approval lapsed in October 2025. However given the recent planning approvals, the Agents are of the opinion that there are excellent prospects to attain a new consent on the site for one or two new dwellings.

Ref: 990/AM

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FOR FURTHER
DETAILS



CLICK
FOR
VIDEO



CLYST ST MARY – POTENTIAL COMMERCIAL SITE

SOLD (STC)

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

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



SIDFORD, SIDMOUTH – SINGLE BUILDING PLOT

Outline planning approval (25/0474/OUT) with appearance and landscaping to be determined
Proposed 3 bedroom detached house – of c. 123sqm (1321sqft)
GUIDE PRICE – £150,000

SOLD (STC)

This single building plot is set off Frys Lane in Sidford, on the north-eastern edge of Sidmouth. Outline planning has been approved for the construction of a new detached house, with matters of appearance and landscaping reserved for future approval. The submitted plans show a new two storey, three bedroom house, with an indicative gross internal floor area extending to c. 122.7sqm (1321 sqft).

Outside, two off road parking spaces are proposed to the front of the dwelling, accessed via a new driveway to be formed off Fry's Lane - the initial part of which will be shared with the vendors property. The vendors are also to take responsibility for the required widening of the entrance splay onto Frys Lane. To the rear and sides of the new dwelling, there are attractive and established garden areas. The plot extends to c. 0.13 acres / 0.05 ha.

Ref: 1110/AM

CLICK
FOR FURTHER
DETAILS



DAWLISH – SELF BUILD PLOTS AT GATEHOUSE

20 x self-build plots for detached houses
Located close to Dawlish and the coastline
GUIDE PRICE – FROM £140,000 to £160,000

This is an excellent opportunity for aspiring self-builders to purchase a consented plot in an attractive setting close to the coast, positioned on the southern edge of a development scheme being delivered jointly by Bloor and Taylor Wimpey.

These twenty plots, set across two areas of the site, offer self-build opportunities within the wider development scheme. Each plot benefits from planning approval (in outline) for the construction of a new detached dwelling. Purchasers will be required to submit a reserved matters planning application after purchasing their plot setting out details of their new property – the Agents envisage the new dwellings will likely take the form of 3 or 4 bedroom detached houses, with gross internal floor areas broadly in the region of 96 – 121sqm. Each plot is shown indicatively to provide two off road car parking spaces and each new property will have a garden area, some with views overlooking adjacent green space areas on the site.

Ref: 1097/AM

CLICK
FOR FURTHER
DETAILS



CAMELFORD – TWO PLOTS AT INNS PARK

2 x serviced building plots with detailed planning permission for two large 4 bedroom houses
Each plot has construction completed to DPC level
Guide Price £125,000 per plot

KLP are delighted to offer for sale these two single building plots located on the northern edge of Camelford. Each plot has had works commenced, with groundworks undertaken and completed up to damp proof course (DPC) level. These have been inspected and signed off by building control. The plots are therefore each sold with commenced detailed planning permission to build a new large, detached house. Accommodation is to comprise of an entrance hallway, utility room, large open plan kitchen, dining and living area, W.C and a double bedroom with en-suite shower room on the ground floor. The proposed first floor accommodation provides for three further bedrooms and bathroom along with a study/office. Each of the new houses will offer off road parking to the front and rear garden areas facing to the south west. The houses are each shown with gross internal floor areas extending to c. 174sqm (1873sqft) plus the single garage of a further 22.6sqm (243sqft).

Ref: 1059/AM

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.

Ref: 923/AM

CLICK
FOR FURTHER
DETAILS



POSBURY Nr CREDITON - SINGLE RURAL PLOT

Detailed Planning Permission (Ref.25/00356/FULL)

Approx. (0.54 acres)

Offers invited in excess of £125,000

SOLD (STC)

An opportunity to acquire a fantastic single building plot in a tranquil rural setting between Cheriton Bishop and Crediton in Mid Devon. The plot benefits from full detailed planning permission for a large single-storey, three bedroom detached dwelling plus a detached double garage. The gross internal floor area extends to approximately 158sqm (1,700sqft) plus the garage.

The property extends to approximately 0.22 hectares (0.54 acres) and is situated in the picturesque countryside just a short drive from the market town of Crediton to the north or the A30 dual carriageway at Cheriton Bishop to the south. The plot is accessed over a shared private driveway.

The Plot is located in the rural hamlet of Posbury, approximately 4 miles to the south of Crediton, with the villages of Tedburn St Mary & Cheriton Bishop within easy reach to the south with the A30 junction approximately only 3 miles away. Yeoford with its railway station is also only circa 2.5 miles to the north west, hence affording easy access to the City of Exeter by either road or rail.

Ref: 1120/PT

CLICK
FOR FURTHER
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 £110,000

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



CLYST HONITON – SINGLE BUILDING PLOT

Outline Planning Permission (Ref.24/2496/OUT)

Offers invited in the region of £110,000

An opportunity to acquire a building plot with the benefit of outline planning permission for a detached house. The plot is located within Clyst Honiton, a small village just to the east of Exeter near the Airport. The road to the front of the Old School, where the Plot access will be from, is now a no-through road since the south east end of the road has been blocked up following the construction of the Clyst Honiton bypass.

The plot is relatively level and comprises part of the land associated with the use of The Old School which has now been converted into offices and sits opposite the St Michael and All Angels Church. The plot in front (north east) was recently developed with a detached house.

An illustrative plan accompanied the outline application, although all matters are still reserved for future approval, and the plan showed a three-bedroom detached house with a gross internal floor area of approximately 118sqm (1,270sqft). It also showed the plot dimensions of approximately 15.5m x 20.5m (although all dimensions should be checked on site).

Ref: 1127/PT

CLICK
FOR FURTHER
DETAILS



BUILDING LAND WANTED

We are currently experiencing a high level of demand from applicants throughout the UK who are seeking development plots on the Westcountry to build their dream home and it is proving difficult to satisfy this requirement.

We also have a number of developers both locally and nationally seeking residential development sites throughout the area.

We are therefore extremely keen to hear from land owners who have planning permission for residential building plots and development sites who are considering selling their land.

Call us today for a
FREE MARKET APPRAISAL!



CAMELFORD – LAND ON SW EDGE OF TOWN

SOLD (STC)

Edge of Settlement Location

Approx. 0.81 Ha (2.0 acres)

Unconditional and Conditional Offers invited

An opportunity to acquire approximately 0.81 hectares (2 acres) of land situated on the south western edge of the Housing Settlement Boundary of Camelford in an area known as Valley Truckle.

The land is relatively level and there is a barn/shed in the southern corner of the field. The land is currently laid to grass and there is an agricultural grazing tenancy in place.

Please Note: The seller will be opting to tax, therefore, VAT will be payable in addition to the purchase price.

PLANNING:

This land previously formed part of a larger planning application which also included land to the west - the application was for 89 dwellings and was refused in September 2017 - Ref. PA17/03148.

Ref: 1113/PT

CLICK
FOR FURTHER
DETAILS



CHERITON BISHOP, NR EXETER – SINGLE PLOT

REDUCED

Permission in Principle 25/01698

Approximately 0.033 hectares / 0.08 acres

GUIDE PRICE – £75,000

The plot comprises a rectangular shaped parcel of amenity land currently laid to grass, extending to approximately 0.0332 hectares / 0.08 acres with defined post and wire boundaries. Located on the village fringe the plot has road frontage with a pedestrian gate, beyond which it falls very gently south to north offering far reaching beautiful countryside views. Either side of the plot is grassed amenity land, to the north is a field. The plot is located on the east fringe of Cheriton Bishop, approximately 250 meters from the village centre.

Ref: 1111/DH

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



DARTMOUTH – LAND OFF YORKE ROAD

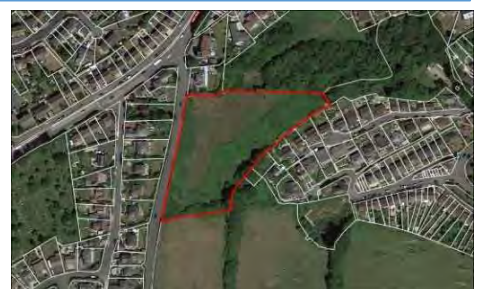
Land extends to c. 1.13 ha / 2.79 acres with stunning views over River Dart
Existing access and frontage onto Yorke Road
Offers invited either unconditionally or subject to planning permission - options/promotion also

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



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



HEMYOCK – PLOT FOR DETACHED DWELLING

Outline Planning Permission (25/00610/OUT) 05 December 2025
Approx 0.04 hectares/0.11 acres, level former vegetable garden, existing double garage to be demolished
GUIDE - £85,000

The land comprises a rectangular shaped parcel, formerly a vegetable garden, extending to approximately 0.04 hectares/0.11 acres with an existing double garage which will require demolition, located close to the access and proposed parking area.

The planning permission is for a detached dwelling. The Planning Officers' report advises that the plot could accommodate a modest single-storey or 1.5 storey dwelling with parking and turning provided at the northern end of the plot.

The plot is located on the northern fringe of Hemyock, a short walk to the village centre and available amenities.

Ref: 1102/DH

CLICK
FOR FURTHER
DETAILS



KELLY BRAY, SINGLE PLOT FOR DETACHED DWELLING

NEW

For Sale by Clive Emson Online Auction 23 July 2026 - LOT34
Outline Planning Permission PA25/04196 dated 29 October 2025
Guide Price £65,000 +fees

A parcel of land adjoining the residential property known as Aucuba, on the northern edge of Kelly Bray, a short distance from Callington. The land is understood to comprise a grassed parcel with established boundary planting. The surrounding area is predominantly residential, with countryside/open land nearby. The land extends to approximately 0.31 hectares (0.76 acres).

AUCTIONEER'S NOTE

We understand the land is contaminated and further information will be available in the legal documentation, available to download from the Clive Emson Website.

JOINT AGENTS – KLP & CLIVE EMSON

Ref: 1151/DH

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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