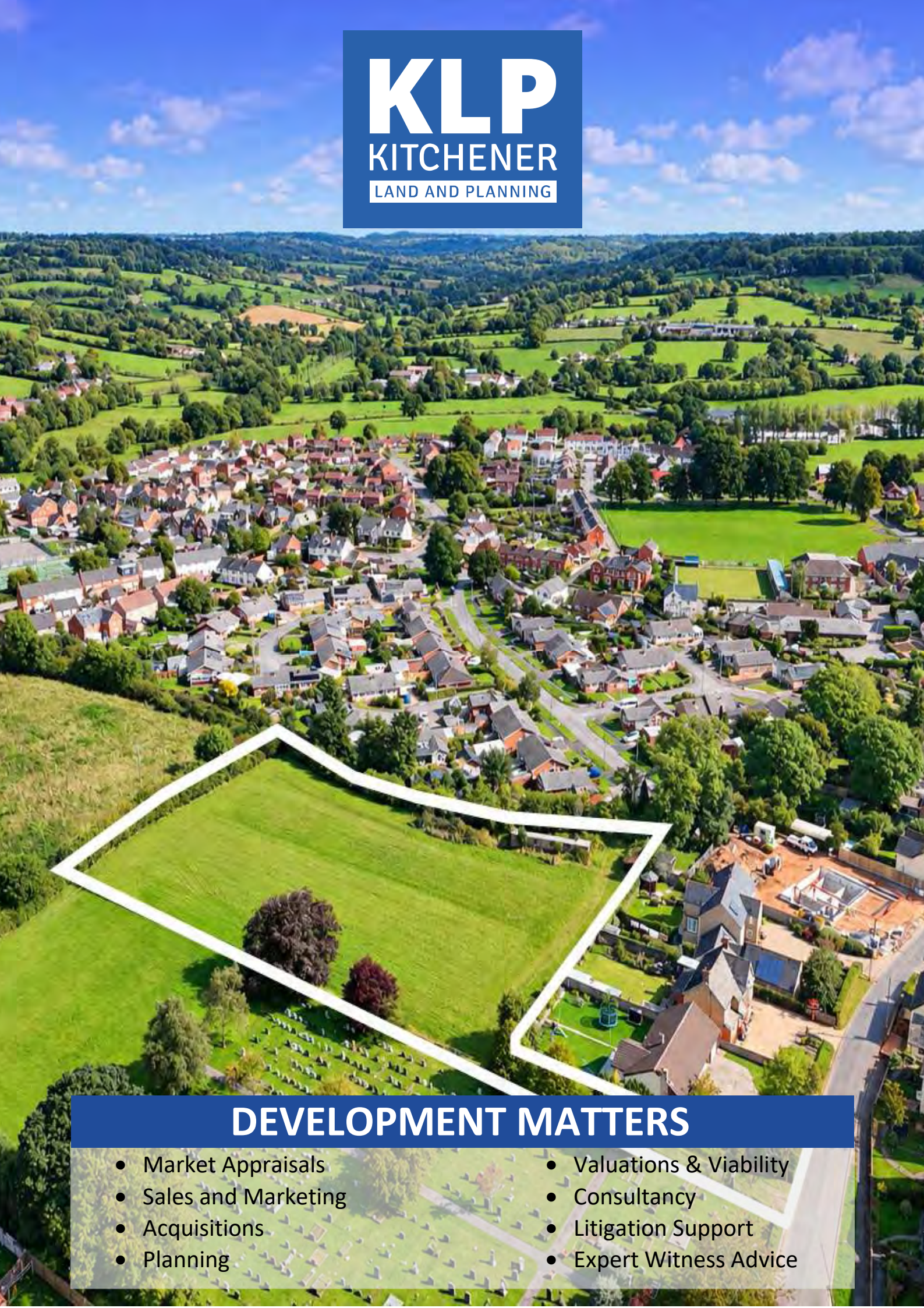
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DEVELOPMENT MATTERS

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

NOVEMBER 2026

The South West development land market remains challenging, with higher mortgage costs, subdued house price growth and economic uncertainty continuing to weigh on demand. Mortgage approvals fell to their lowest level since December 2023 in September reinforcing the cautious outlook for private housing. However the Budget announced additional funding of £1.5 billion for social and affordable housing, taking the 10-year programme beyond £40 billion, alongside £4.7 billion for the Your First Home scheme. An exemption from Biodiversity Net Gain requirements for residential brownfield sites up to 1.5 hectares should also improve viability for some smaller developments.

These measures offer targeted support for housing delivery but are unlikely to bring an immediate recovery across the wider land market. Housebuilders remain selective, favouring well-located, consented sites with manageable infrastructure costs and clear delivery prospects.

Strategic land continues to attract interest as Local Plan reviews progress, although planning delays, construction costs, environmental constraints and viability pressures remain significant barriers.

As always, we welcome enquiries from landowners wishing to explore development potential or bring consented sites to market.



Andrew Kitchener FRICS IRRV (Hons) MCMI

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

Email. andrew@klp.land Tel. 07902 766862



Philip Taverner CEng Surv

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

Email. philip@klp.land Tel. 07866 522910



Alex Munday Dip Surv BA Hons

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 Tel. 07947 561773



Darryl Hendley Dip Surv

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

Email. darryl@klp.land Tel. 07850 275265

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

EXETER – PRIME RESIDENTIAL DEVELOPMENT SITE

Approx. 13.29 ha / 32.84 acres
Outline Planning Permission for up to 350 dwellings



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
Guide £10,000,000



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

CLICK FOR FURTHER DETAILS





SANDFORD – DEVELOPMENT SITE FOR 31 DWELLINGS

NEW

Outline planning permission
Site extends to c. 1.87ha / 4.62 acres
Offers in the region of £1,250,000



This residential development site, which extends to approximately 4.62 acres (1.87ha), is located on the eastern side of Sandford in North Somerset, directly south of the A368. The land comprises of a single field in agricultural use and is bordered by existing dwellings and built form on all sides. The land is generally level, falling from 32.4m in the south east to 28.4m in the north west. The site borders the Mendip Hills National Landscape area, which runs along the sites southern edge.

Outline planning permission has been granted for the construction of up to 31 new dwellings, a new site access, landscaping and open space. The final layout, scale and appearance of the new dwellings are matters reserved for future approval, although 30% of the new dwellings are required to be on site affordable housing.

The site lies within Flood Zone 1, so is not located within a flood zone that restricts the delivery of residential development.

Ref: 1177/AM

CLICK
FOR FURTHER
DETAILS





FENITON – DEVELOPMENT SITE FOR 35 DWELLINGS

SOLD (STC)

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.

CLICK FOR FURTHER DETAILS

Ref: 1036/AM





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Liz@wellsheadnaturalcapital.com

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BRIXHAM – DEVELOPMENT SITE FOR 20 DWELLINGS

SOLD (STC)

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



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

CLICK FOR FURTHER DETAILS

LANGPORT – SITE FOR CIRCA 24 DWELLINGS

ONLY 25% Affordable Housing

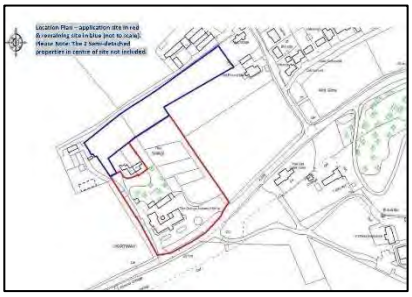
Resolution to Grant Outline Planning Permission (Ref.21/02785/OUT)

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%.

Ref: 769/PT

CLICK FOR FURTHER DETAILS





ST AUSTELL – POTENTIAL DEVELOPMENT OPPORTUNITY

Land extends to c. 1.13ha / 2.8 acres

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

Conditional (subject to planning) or unconditional offers invited

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

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

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

Ref: 948/AM

CLICK FOR FURTHER DETAILS





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

CLICK FOR FURTHER DETAILS



FALMOUTH – RESIDENTIAL DEVELOPMENT SITE

Detailed planning permission (ref PA24/09830)
Site extends to c. 4.04 acres / 1.63 ha
Approved plans provide for 6 unique contemporary houses



This unique brownfield development site is positioned in an outstanding location in the harbour town of Falmouth and close to Pendennis Castle. The land extends to a total of c. 4.04 acres (1.63 ha) and offers detailed planning approved for the development of 6 contemporary detached dwellings, designed by Lavigne Lonsdale Architects. The properties range in scale from c. 821sqft (2 bed) to 2056 sqft (4 bed), with a total GIA extending to c. 830sqm/8939sqft).

The site is located on Pendennis Head, approximately 0.3 miles north-west of the Grade I Castle and 0.9 miles to the north east of Gyllyngvase Beach. Access to the site is off Pendennis Rise and the site overlooks the historic Falmouth Docks and has far-reaching views across the Falmouth Estuary towards St Mawes and St Just in Roseland.

Offers are invited for the freehold

Ref: 1116/AM

CLICK FOR FURTHER DETAILS





HEMYOCK – DEVELOPMENT SITE FOR 9 DWELLINGS

Outline planning permission granted
Site extends to c. 1.73 acres
Offers invited



The site extends to approximately 1.73 acres and benefits from outline planning permission for the development of nine dwellings with all matters reserved except for access. The indicative site layout plan which accompanied the application envisages a mixture of 3 and 4 bedroom detached dwellings on spacious plots and with off road parking/detached garages.

Interested parties will note that the approved permission allows for the development of 9 self or custom build dwellings, with all matters reserved, other than the point of access. However, the accompanying S106 agreement stipulates that in the event of no disposal of the site to a Custom Build Housing Enabler within 12 months of marketing, or should an Enabler fail to sell self-build plots within a 12 month period from acquiring the site, then the requirement for the site to be self/custom build plots is removed. Please contact KLP to discuss this further.

There is no CIL liability in Mid Devon, and credits for the required BNG mitigation have already been secured by the vendors.

Ref: 1091/AM

CLICK
FOR FURTHER
DETAILS





DOLTON – SITE FOR 25 DWELLINGS

Reserved Matters approval for 25 dwellings (1/0939/2023/REMM)
Approximately 1.55ha / 3.83 acres
OFFERS INVITED

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

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

Ref: 669/AM

CLICK FOR FURTHER DETAILS





OKEHAMPTON – DEVELOPMENT SITE FOR 19 UNITS

Outline Planning Permission 4113/21/OPA – dated 19 August 2025
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. Previously the site benefitted from planning permission won on appeal for a 60 bed care home facility, this permission has lapsed.

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.

Ref: 449/DH

CLICK FOR FURTHER DETAILS





BRIDESTOWE, OKEHAMPTON

SOLD (STC)

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

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

CLICK FOR FURTHER DETAILS







CULLOMPTON – SUPERB PLOT IN C. 2 ACRES

Detailed planning approval ref. 24/00456/FULL
Site extends to c. 0.79 ha / 1.94 acres - proposed house of c. 350sqm (3768sqft) plus triple garage
GUIDE PRICE £550,000

A superb development opportunity located close to Cullompton in Mid Devon. The plot offers buyers an 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. Detailed planning permission was granted in July 2024 for the construction of a new dwelling following demolition of the existing agricultural building. The approved new dwelling takes the form of a two storey house with a gross internal floor area extending to c. 350sqm (3768sqdt). The property is planned with a natural slate roof, a mix of natural stone, render and composite timber cladding on the walls, and powder coated aluminium framed windows, doors and rainwater goods. In addition to the new house, a large new detached triple garage is to be constructed with a plant room to the side. There are PV panels proposed on the south facing elevation of the garage roof.

Ref: 1034/AM

CLICK FOR FURTHER DETAILS









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

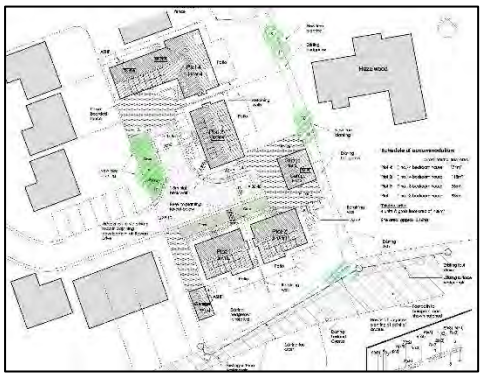
A development site with the benefit of detailed planning permission for the erection of 4 detached dwellings. The site is accessed from the end of a recently developed cul-de-sac, with the added benefit of mains services provided to the site entrance and mains adopted drainage running along the southern 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

CLICK FOR FURTHER 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

CLICK FOR FURTHER DETAILS





DAWLISH – MIXED USE/CARE DEVELOPMENT OPPORTUNITIES

Site with planning approval (ref. 15/02468/MAJ)
Opportunities for community buildings, shops/café, employment and care facilities
Subject to planning offers invited

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

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

Ref: 944/AM

CLICK FOR FURTHER DETAILS







PLYMOUTH, STUNING 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 In Excess of £375,000

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 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

CLICK FOR FURTHER DETAILS





WHITEMOOR, ST AUSTELL - SITE FOR 5 DETACHED

SOLD (STC)

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

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

Ref: 1025/DH

CLICK FOR FURTHER DETAILS







CALLINGTON – SITE FOR 14 DWELLINGS

SOLD (STC)

Outline planning permission (ref. PA23/01085)
Site extends to c. 0.77 ha / 1.9 acres
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 is located on the western side of the town, to the south of Haye Road and close to Callington Health Centre. A new access is to be formed at the junction of Haye Road and Frogwell Road. Plots 1-6 are shown as being located on the west of the site facing east-west whereas plots 7-14 are set across the middle of the central portion of the site, facing North-South. All plots will offer good sized gardens and there are delightful countryside views from the site to the west.

Ref:962/AM

CLICK FOR FURTHER DETAILS







EAST BUDLEIGH – PLOT 2 (Plot 1 Sold)

Variation of Condition 22/0837/VAR – alternative design for a 3 storey house
Building Regulation Approval 22/B0571/WEBFT, Village Fringe, lovely countryside views
GUIDE PRICE £375,000

KLP are delighted to offer Plot 2 for sale, with the opportunity to construct a generous size detached house set in a lovely village fringe location offering beautiful views to the east and south across open countryside towards the coast. Plot 1 has been sold and is currently under construction. Plot 2 extends to approximately 0.18 acres. Plot 1 extended to approx. 0.27 acres (including surface water drainage pond). Both plots are accessed from a new 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 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.

Ref: 1030/DH

CLICK FOR FURTHER DETAILS





BOYTON, NR LAUNCESTON - BUILDING PLOT & ADJACENT LAND

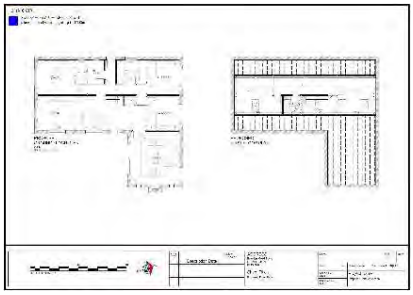
Approximately 5 acres/2 hectares in total
Conditional Planning PermissionPA25/04879 dated 03 Sept 2025
GUIDE PRICE £350,000

Plot and adj land which is included in the sale, together extend to approx 5 acres/2hectares, beautiful rural location close to the village of Boyton. The plot includes a lawful and habitable 2 bedroom mobile home, assessed for Council Tax under Band A. The use as a self-contained residential unit was certified under application PA25/01231. Planning application PA25/24879 was granted permission for the demolition of the existing dwelling and the erection of a replacement 3 bedroom single storey dwelling extending to c.136sqm/1464sqft GIA. A further application PA26/04832 for a non-material amendment was granted permission for the creation of residential space within the roof void, the drawings show an additional 2 bedrooms (5 in total) and a second bathroom, which increases the GIA to c.165sqm/1776sqft (see adjacent drawing).

1146/DH

CLICK FOR FURTHER DETAILS





BERRYNARBOUR – SITE FOR UP TO 5 DWELLINGS

Planning in Principle for 3 – 5 dwellings (Ref. 81667)
Site extends to a total of c. 3.26 acres
OFFERS INVITED IN THE REGION OF £350,000

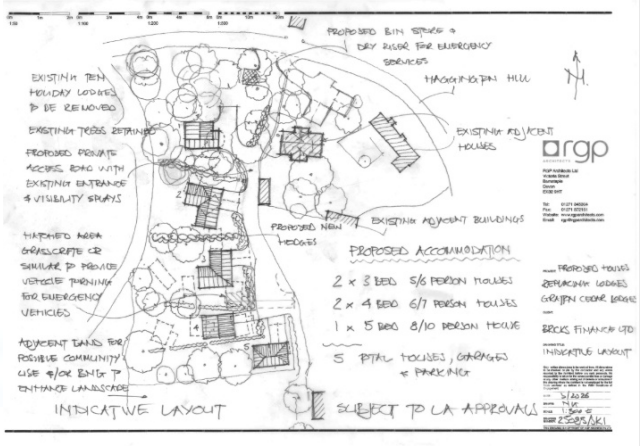


KLP are delighted to offer for sale this superb development opportunity set in the coastal village of Berrynarbour in North Devon. Currently occupied by 10 cedar holiday lodges, the site benefits from a grant of planning in principle for the demolition and replacement of the existing lodges with 3 – 5 new residential dwellings. An indicative site layout plan submitted as part of the application proposes 2 x 3 bedroom (5/6 person) houses, 2 x 4 bedroom (6/7 person) houses and 1 x 5 bedroom (8/10 person) house – although all details are to be agreed at a technical approval planning stage. The approved application site area extends to c. 1.24 acres whilst to the south is a further area of land extending to c. 2.02 acres and which is primarily grassland. Whilst the approved application is for 3 – 5 dwellings, it is the opinion of the Agents that interested parties may also wish to consider alternative development proposals for the site, such as the development of one or two large luxury detached houses taking advantage of the countryside and coastal views, subject to all requisite consents.

Ref: 1161/AM

CLICK
FOR FURTHER
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



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



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





BIDEFORD – SUPERB SINGLE BUILDING PLOT

REDUCED

Detailed planning approval for 'Grand Designs' bespoke dwelling
Gardens and grounds of c. 1.86 acres
Elevated position above River Torridge with countryside views
OFFERS IN EXCESS OF £250,000



KLP are delighted to offer for sale this superb development opportunity with detailed planning approval for a new bespoke 5 bedroom house set in c. 1.86 acres. The impressive design provides for a 'statement' property, extending to c. 466.2sqm (5018sqft) and with accommodation to include a home cinema and gym. The new dwelling is proposed as a whole life carbon zero property, which allows for the development to be carbon negative after c. 23 years through careful design, materials and biodiversity enhancements on the site to include tree planting.

The carefully considered design will offer the new owners spacious accommodation including five en-suite bedrooms, large contemporary kitchen/dining/living space and separate living room. The accommodation is designed to seamlessly interlink with the external areas and allows many of the rooms to benefit from far reaching views of the Torridge Valley.

Ref: 1171/AM

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





STOODLEIGH, NR TIVERTON – SINGLE BUILDING PLOT

Full Planning Permission 24/00818, dated 30 July 2024
Approx. 0.2ha /0.5 acres, level plot, lovely village setting
OFFERS INVITED £275,000

The plot which is located on the western fringe of the village within a Conservation Area, comprises an irregular shaped, level parcel, extending to approximately 0.2 ha/0.5 acres on which previously stood a bungalow called Oakdale, this structure has been demolished. The boundaries are mainly denoted by mature trees. The proposed access has been formed onto Ford Plantation at the junction with West End Lane. The approved drawings show a two storey substantial detached 4 bedroom house extending to approximately 2,700sqft/250sqm internal area. The detached garage/log store with home office above offers a first floor area of approximately 410sqft/38sqm internal area.

Ref: 1157/DH

CLICK FOR FURTHER DETAILS







SIDMOUTH – HEYDONS HALL

SOLD (STC)

Lapsed Planning Permission for 2 new semi-detached houses
Previously the Conservative Hall & more recently Classrooms for the Sidmouth International School
Offers in the region of £250,000

A fantastic opportunity to acquire a building centrally located within this sought-after coastal town. The property has been used for some years as part of the Sidmouth International School as classrooms, and has a small parking area to the front of the building on Heydon's Lane. The property has previously benefitted from outline planning permission in April 2009 and which was renewed in July 2012, for demolition of the existing building and the erection of a pair of semi-detached, two-bedroomed houses with rear gardens and parking to the front on Heydon's Lane.

Interested parties may seek to continue using the existing building or explore the potential to reinstate the old planning permissions for 2 dwellings or seek an alternative planning permission for one detached house with parking in this wonderfully central location within this extremely sought-after coastal town.

To the south west of the property is a footpath. Immediately to the north east of the property's boundary is the Sidmouth Rugby Club, with the clubhouse building along the entire length of the boundary and the pathway between the property and the clubhouse being owned by the Rugby Club.

Ref: 1160/PT

CLICK FOR FURTHER DETAILS





CAMELFORD – SITE FOR 2 HOUSES

2 x serviced plots with detailed planning permission for two large 4 bedroom houses
Each house has construction completed to DPC level
Guide Price £225,000

KLP are delighted to offer for sale this development site 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. Each of the proposed new houses are shown on the approved plans with a single garage and accommodation 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







SIDMOUTH – SINGLE BUILDING PLOT

SOLD (STC)

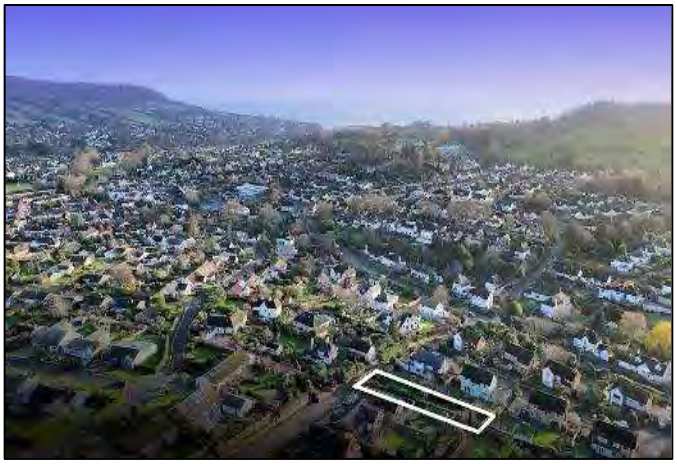
Detailed planning permission for a new detached dwelling (23/2134/FUL)
Proposed spacious 3 bedroom property of c. 191sqm (2063sqft)
Located close to Waitrose and GP surgery on edge of town - Guide Price £220,000

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 en-suite 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







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







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







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 £195,000

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







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 (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





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

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







NEWTON ABBOT – SITE FOR 5 DETACHED HOUSES

Detailed planning approval
5 x 5 bedroom houses proposed
Guide Price £175,000

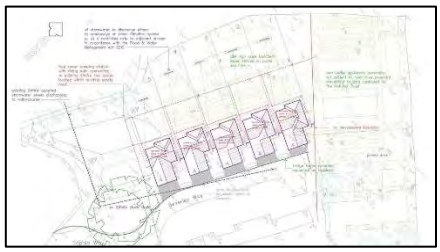
This development site is located to the north of a quiet cul-de-sac, 'Beverley Way', which is set off Totnes Road on the south-western side of Newton Abbot, and benefits from detailed planning approval for the development of five new detached houses.

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.

CLICK FOR FURTHER DETAILS

Ref: 1085/AM





PAIGNTON – LARGE SINGLE BUILDING PLOT

Outline planning approval for a new self build dwelling (P/2025/0378)
Plot extends to c. 0.14ha / 0.35 acres
Guide Price £175,000

This development opportunity comprises of a well proportioned, relatively level building plot extending to c. 0.14 ha / 0.35 acres on the southern edge of Paignton. The plot currently forms part of the garden area for a large detached dwelling (Field House) and the access to the new dwelling will share the existing entrance off Brixham Road. Outline planning approval (all matters reserved except for access) has been granted for the construction of a new detached dwelling on the plot, with the indicative plans showing a detached two storey four bedroomed house with a gross internal floor area of c. 260.4sqm (2803sqft). The indicative site layout plan also proposes a detached double garage to be positioned adjacent to the new property.

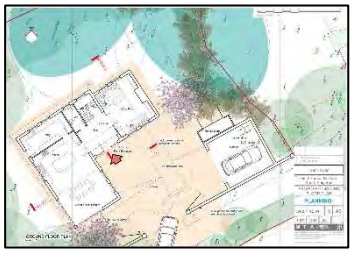
As the proposed plans are indicative only at this stage, interested parties may of course wish to consider alternative designs and scales of properties for the plot to suit their own requirements.

CLICK FOR FURTHER DETAILS

Ref: 1150/AM







FALMOUTH – SINGLE BUILDING PLOT

SOLD (STC)

Detailed Planning Permission (PA26/00623)
Adjoining bungalow also for sale
Offers invited in the region of £160,000

An opportunity to acquire a building plot in an elevated position on the north western edge of Falmouth. The plot benefits from full detailed planning permission for a contemporary detached, two-storey, four bedroom dwelling with a gross internal floor area of approximately 156sqm (1,680sqft) plus a detached garage. The plot is elevated and the proposed reverse level accommodation will enjoy far reaching views to the north.

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

Plot 1 to the east has been sale agreed, and the Vendor's existing bungalow to the west is also available to purchase, as they will be moving into the new "grand design" house in the top corner of the site when it is completed soon.

Ref: 1147/PT

CLICK FOR FURTHER DETAILS







MORCHARD BISHOP – SERVICED BUILDING PLOT

Approx. (0.19 acres)
Offers invited in the region of £150,000

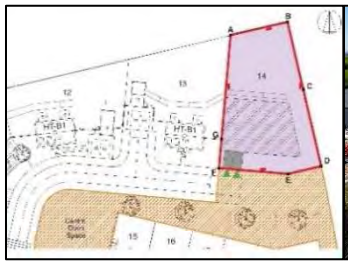
This is a fantastic opportunity to acquire an individual building plot for a self-builder seeking to design and build their own home. The plot is situated to the upper rear corner of this development site of just 20 dwellings on the north western edge of the village, and backs on to a field to the rear. 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







SIDFORD, SIDMOUTH – SINGLE BUILDING PLOT

SOLD (STC)

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

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

An 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 possibly 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







WEEK ST MARY - SITE FOR UP TO 5 DWELLINGS c.0.75 acres

WITH ADDITIONAL LAND c.10.22 acres - WHICH CAN BE PURCHASED SEPARATELY
Outline Planning Permission PA25/07643 dated 20 May 2026
GUIDE PRICE SITE FOR 5 - £130,000, ADDITIONAL LAND - OFFERS INVITED

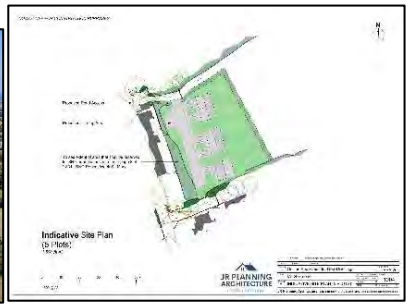
The whole land area for sale extends in total to approximately 10.97 acres/4.44 hectares and comprises 3 fields currently laid to grass with established hedgerow boundaries apart from the west boundary abutting existing residential dwellings. The owners preference is to sell both the land parcel with outline consent dated 20 May 2026 for up to 5 dwellings extending to c. 0.75 acres and the additional land extending to c. 10.22 acres, to one purchaser in a single transaction. The owners will however separately sell the site for 5 dwellings or the additional land. If sold separately this would require retention of rights of access etc running along the north boundary of the consented land, as shown on the Indicative Site Plan

Ref: 1165/DH

CLICK FOR FURTHER DETAILS







NEWTON ABBOT – HOWTON FIELD – SELF BUILD PLOTS

12 x self-build plots for 4 / 5 bedroom houses
Elevated position close to Newton Abbot
GUIDE PRICES FROM £120,000 - £160,000

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

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

Ref: 923/AM

CLICK FOR FURTHER DETAILS





YEOVIL – SITE FOR 6 APARTMENTS

SOLD (STC)

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 £98,000

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 is now a no-through road. 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).

Ref: 1127/PT

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.

CLICK FOR FURTHER DETAILS

Ref: 807/AM







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

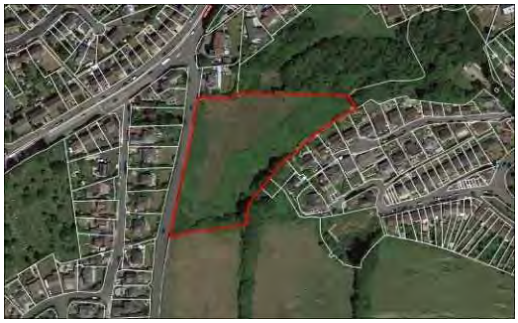
An attractive agricultural field which extends to c . 1.13 ha / 2.79 acres and is located adjacent to Yorke Road in Dartmouth. The field is set in an elevated position and slopes from west to east. It has existing residential development to the west, east and north.

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.

CLICK FOR FURTHER DETAILS

Ref: 991/AM





TIVERTON – SINGLE BUILDING PLOT

Commended Planning Permission 20/02131/FULL & subsequent 24/01127/FULL
For a contemporary 3 bedroom detached 2 storey dwelling, c.0.14 acres/0.056 hectares
GUIDE PRICE – £80,000

This well located single building plot which extends to approximately 0.14 acres / 0.056 hectares 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.

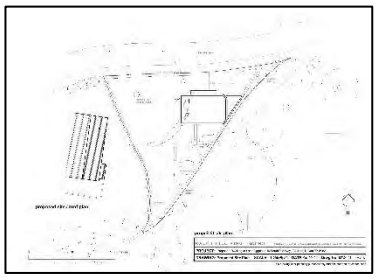
The approved detached two storey dwelling which extends to approximately 1300sqft/121sqm is a contemporary reverse level design offering open plan kitchen, dining and lounge on the upper floor leading out to a patio and rear garden whilst on the lower floor a road facing main entrance, 3 bedrooms (1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

CLICK FOR FURTHER DETAILS

Ref: 1022/DH







SUTCOMBE, NR HOLSWORTHY – 10 SELF BUILD PLOTS

Ten individual self-build plots for Detached Dwellings, plot sizes from c.195sqm/0.05 acres
Mix of detached dwelling designs, 4 x 3 Bedroom, 3 x 4 Bedroom, 3 x 5 Bedroom
Guide Prices from £75,000

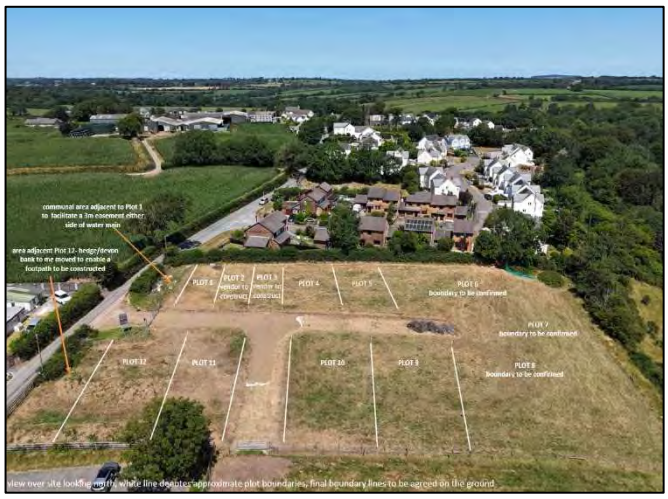
KLP are delighted to offer for sale these 10 individual building plots for detached dwellings, located on the south fringe of the village adjacent to fields and offering beautiful open countryside views to the east and south. The land slopes very gently to the east and south for the majority of the site, falling away a little more as you approach the east boundary beyond which is a field and woodland.

The access and part of the site road have been cut through the turf in readiness for the commencement on site of further highway works prior to building commencing on the discounted market sales housing (Plot 2 and Plot 3), which will be constructed by the Vendor. The Vendor will discharge all pre recommencement conditions and undertake all works applicable to the whole site. We are advised that all plots will be serviced with connection points on each plot boundary.

The approved layout shows a contemporary designed scheme utilising we understand wood cladding, stonework and some render, comprising a mix of, 4 x 3 bedroom houses, 3 x 4 bedroom house and 3 x 5 bedroom houses.

CLICK FOR FURTHER DETAILS

Ref: 830/DH







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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RICS