

FOR SALE

Derby Road, Kingsbridge, Devon, TQ7 1JJ

Well located development site with lapsed planning consent for 32 dwellings
2.905 acres (1.175 hectares)



ON BEHALF OF THE RECEIVERS

Location

The historic market town of Kingsbridge is situated in the south Devon Area of Outstanding Natural Beauty (AONB) at the head of a tidal estuary, which flows downstream to Salcombe and is surrounded by lush, green rolling countryside.

Kingsbridge is a vibrant town with shops, cafes, restaurants, pubs and cinema. There are annual cultural events like the Food and Music Festival, held in June and Fair Week in July, whilst on the first and third Saturday of each month a Farmers Market is held in the Town Square.

The town has many other amenities, including the Health Centre/Hospital and a Sports Centre/Swimming Pool. There are three excellent golf courses within 10 miles radius of Kingsbridge and much of the surrounding coastline is National Trust administered, providing many miles of clifftop walks between sandy covers and popular family beaches. Regular bus services run from the Town Square to Dartmouth, Salcombe, Plymouth and Totnes, the latter two have main line railway stations

Devon Expressway



14 miles south-west

M5



40.5 miles north-east

Exeter

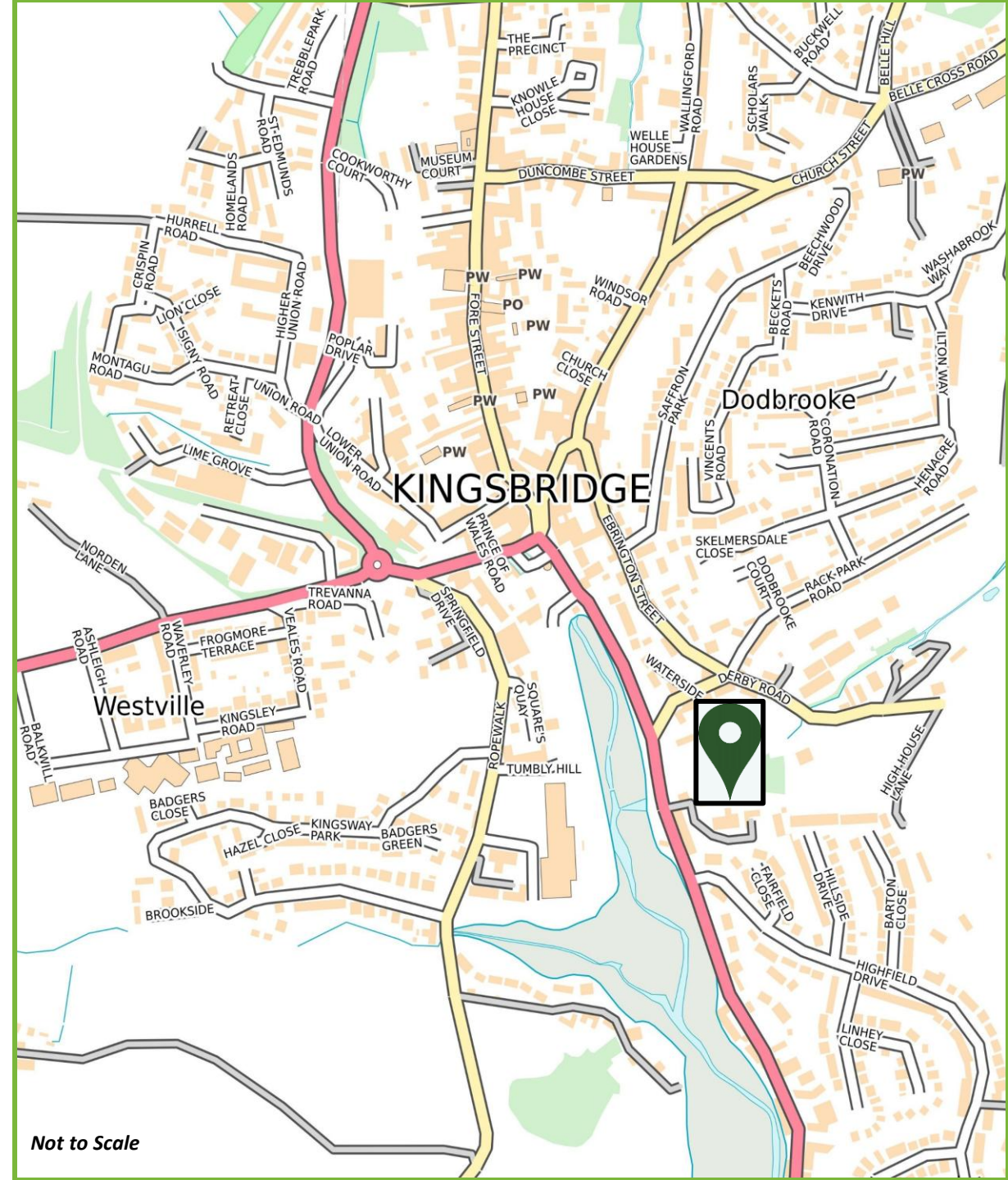


40.5 miles

Plymouth



20.9 miles



Site Description

THE SITE

The site is located in an Area of Outstanding Natural Beauty, close to the centre of Kingsbridge, with the Quayside of the Estuary a short stroll away. Lying off Derby Road at the head of the recreation ground, the site slopes up from here towards the rugby club. A new access onto Derby Road will be formed, along with an estate road running through the site, which will provide access to all dwellings.

SERVICES

We are advised that all mains services are available to the site.

The prospective purchaser should make their own enquiries of the relevant utility provider in respect of service capacity for the proposed development.

PLANNING

Planning was granted on the 5th June 2017 by an appeal decision by The Planning Inspectorate for the development of 32 dwellings – Appeal Ref APP/K1128/W/16/3156062. This has now lapsed. Our understanding is that the consent was not formally implemented however the site is allocated under the Kingsbridge Neighbourhood Plan (2021-34) for a 32 unit residential development which was adopted by South Hams District Council committee in 2022 and forms part of the SHDC Development Plan.

Prospective purchasers should make their own enquiries to the Planning Department of South Ham District Council. Tel: 01803 861234.



Further Information

TENURE

The site edged in red on the plan is held freehold under title DN736439.

TECHNICAL PACK

Please register your interest with the agents directly for details of the data room.

METHOD OF SALE

On behalf of the receivers, the freehold interest is offered for sale. A letter confirming the method of sale and bidding guidelines will be issued during the marketing period. No bid deadline has been set and interested parties will be informed once a date has been confirmed. Financial and accountancy references may be sought from any prospective purchaser prior to agreement of terms.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

The Receivers hold no information in relation to VAT or the property's election status therefore parties are to rely on their own enquiries. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.



PROPOSALS

On instruction of the Receivers, the site is to be sold as seen. The vendors preference is for an unconditional sale but all offers will considered on its own merits. For further guidance on bidding, please contact the agents. A bid deadline has not yet been set.

The Receivers act as agent for the Vendor and without personal liability. They are not obliged to accept the highest offer or indeed any offer throughout the marketing process. They reserve the right to seek best and final bids at any point in the process.

Contacts

For further information or to arrange an inspection, please contact the agents:



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AK Ref: NSD/JAS/101963
Date: November 2025

Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

