



Development Brochure

Q3 2026 DEVELOPMENT OPPORTUNITIES

WHO WE ARE



Vickery Holman is the largest firm of Chartered Surveyors in the South West, with offices in Cornwall, Plymouth, Exeter and Bristol.

Find out more at www.vickeryholman.com.

Our dedicated Development team combines in-depth local market knowledge with specialist expertise in the disposal of all types of residential development land, helping to maximise its potential value.

We are well connected across the region, with an extensive database of active developers ranging from local builders to established SME developers and national housebuilders.

When it comes to selling, we manage the entire process – from marketing strategy and promotion, to negotiating terms and liaising with solicitors through to completion.

We also provide Appraisals, Red Book Valuations, Financial Viability Assessments, and other consultancy advice as required.

MARKET UPDATE

The South West development land market remains selective, with uncertainty surrounding interest rates and construction costs continuing to influence activity. Small and medium-sized developers remain focused on viable schemes that can be delivered within the short to medium term, with realistic land pricing central to securing transactions.

The new National Planning Policy Framework (NPPF) provides a more supportive planning environment, including for medium-sized developments of 10-49 homes on sites of up to 2.5 hectares, alongside opportunities within existing settlements and residential curtilages. These changes have the potential to unlock a broader range of development opportunities across the South West.

The South West continues to face a shortage of housing. However, subdued house price growth and slower new build sales rates mean developers remain cautious in their appraisals and land bids.

Looking ahead, the £39 billion Social and Affordable Homes Programme provides a more positive long-term outlook. We are also seeing affordable housing providers make competitive offers for selected sites originally promoted for market-led housing, creating alternative routes to deliver

Development Viability: Key Changes from the Draft NPPF

The Government published the new NPPF on 17 August 2026, following consultation on the December 2025 draft. For development viability, the final wording contains subtle but relevant changes from the December 2025 draft.

The approach remains plan-led, with policy-compliant development assumed to be viable. However, Policy DM5 provides more flexibility around when a site-specific Financial Viability Assessment (FVA) may be justified.

The draft referred to development being “significantly different” from the typologies tested at plan-making stage, and site characteristics differing “substantially”. Both tests have been softened to “materially different”.

The reference to “unforeseeable” costs has also been replaced with costs not taken into account in the plan’s viability assessment. This is relevant to abnormal or site-specific costs inadequately reflected in policy assumptions.

The draft’s specific requirement to consider viability reviews where contributions are reduced below policy requirements has been removed from DM5, although review mechanisms remain within the plan-making framework.

FVAs must still robustly and transparently demonstrate why a scheme differs from plan-making assumptions. However, the final wording appears to provide a more pragmatic route for genuinely constrained schemes than was envisaged in the draft.

We have undertaken a substantial number of FVAs across the South West this year and are well versed in the evidence expected by local planning authorities, alongside the requirements of national policy, Planning Practice Guidance and RICS guidance.

If viability is proving challenging for your scheme, we would be happy to discuss how we can assist.

Do you have an active requirement?

If you are a developer in the Southwest with an active requirement, please fill in the form below and return to us by email using: enquiries@vickeryholman.com

PERSONAL DETAILS

Title

Full Name

Company Name

Full Address

Postcode

Telephone/Mobile

Email Address

SEARCH CRITERIA

Search Area

Cornwall/Devon/Somerset

Building Plot

Y/N

Development Land (with PP)

Y/N

Area Size (Acres) / Number of Units

Development Land (without PP)

Y/N

Area Size (Acres) / Number of Units

Strategic Land

Y/N

Area Size (Acres) / Number of Units

Conversions

Y/N

By replying you will automatically receive notifications of new sites that meet your criteria when they come to the market.

MEET OUR TEAM

DEVELOPMENT



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DEVELOPMENT LAND

Please see a selection of our development sites on the market



LAND AT RUAN MINOR, **HELSTON**

Circa 0.8 acres of land with access onto the adopted highway. The land benefits from Planning in Principle for the erection of up to 3 dwellings (minimum 1, maximum 3) under planning application number (PA26/04512).

We are seeking unconditional offers.

Offers invited in the region of £150,000

DEVELOPMENT LAND



LAND AT GUMMOW'S SHOP, NEWQUAY

Circa 0.8 acres of land with strong planning potential with access onto the adopted highway. The land is located on a cross road junction at Gummow's Shop, a cluster of houses on the main A3058 road which connects Newquay with the A30 at Summercourt.

We are seeking unconditional offers.

Offers invited in the region of £60,000

Enquire Now

LAND ON THE OUTSKIRTS OF TRURO

Circa 7 acres of level strategic land adjacent to the adopted public highway. The site has potential to accommodate in the region of 75 dwellings.

We are offering the freehold for sale by private treaty, inviting offers on a conditional basis.

Offers invited

DEVELOPMENT LAND



LAND AT MOUNT WISE, **NEWQUAY**

Circa 1.74 acres with detailed planning permission for the demolition of the existing vacant buildings and the construction of 28 dwellings and associated works under planning application number: PA25/00876.

We are offering the freehold for sale by private treaty on an unconditional basis.

Offers Invited

DEVELOPMENT LAND



LAND OFF CHAPEL HILL, **GWEEK**

Circa 1 acre of land with Permission in Principle for up to 9 dwellings under reference PA25/04719. The land is located in the historic village of Gweek, on the banks of the Helford River.

We are offering the freehold for sale via private treaty on a conditional or unconditional basis.

Offers invited

DEVELOPMENT LAND



LAND OFF THE BURROWS, ST IVES

Circa 1.4 acres of land benefiting from a positive pre-application enquiry for the construction of up to 9 dwellings. The land has access off the adopted public highway in an elevated position with views towards the harbour and Porthmeor Beach.

We are offering the freehold for sale via private treaty on a conditional or unconditional basis.

Under Offer

DEVELOPMENT LAND



FORMER ELEMENTS HOTEL, WIDEMOUTH BAY

The property occupies an elevated position just off Marine Drive, enjoying far-reaching views across Bude and the Atlantic Ocean. It extends to 1.6 acres and comprises a of the former Elements hotel, subject to fire damage alongside a 4-bedroom bungalow in liveable condition.

We are offering the freehold for sale via private treaty on a conditional or unconditional basis.

Offers Invited

DEVELOPMENT LAND



LAND ADJACENT TO THE PACKHOUSE INN, **ST BLAZEY**

Site with planning permission for eight new-build open market dwellings, four pairs of semi-detached houses, six three-bedroom and two two-bedroom under application number PA22/10371.

We are offering the freehold for sale via private treaty on a conditional or unconditional basis.

Guide Price £300,000

DEVELOPMENT LAND



LAND OFF LOGGANS ROAD, HAYLE

3.3 acres of strategic land. The land is relatively level with access onto the highway and lies adjacent to the development boundary.

We are offering the freehold for sale via private treaty on a conditional or unconditional basis.

Under Offer

DEVELOPMENT LAND



FORMER OUTLET BARN, PENZANCE TR18 3DH

Offers Invited

Site with outline planning permission for 17 dwellings subject to 15 conditions (PA24/05444). Out of which 12 will be open market and 5 will be affordable.

Extends 1.01-acres
(0.47-hectares)



FORMER SHEAF OF WHEAT, ST IVES, TR26 2LS

Offers in excess of £350,000

Cleared land with extant planning permission for 5no. new build dwellings (PA17/05153).

Extends 0.94-acres
(0.38-hectares)

DEVELOPMENT LAND



BEACH HOUSE, WIDEMOUTH BAY, BUDE EX23 0AW

Spectacular coastal property with private access to the Widemouth Bay beach and the South West coast path. Positive pre-application response received from Cornwall Council regarding the demolition of the existing property and the construction of a mixed use commercial and residential building, consisting of up to 21 apartments (including an affordable contribution) and the replacement of the shop and parking has been received.

Offers in excess of £2.3 million

DEVELOPMENT LAND



FORMER LISKEARD ENTERPRISE CENTRE, LISKEARD PL14 4B

Offers Invited

Site with Outline Planning Permission for 9 dwellings including access and layout (PA22/00483).

Extends to 0.37-acres
(0.91-hectares).



LAND AT TRELEIGH, REDRUTH TR16 4BE

Offers Invited

Site with Planning Permission for the construction of 25 dwellings.

Out of which 7 will be affordable.

Extends 1.99-acres
(0.805hectares).

DEVELOPMENT LAND



EAST HILL, POOL, REDRUTH TR15 3QT

Guide Price £1.25 million

Former brownfield land with recently expired planning consent for 99 dwellings (PA20/00178). All matters reserved apart from access.

Extends to 2.10 hectares
(5.19-acres)



ORDULPH ARMS, PLYM STREET, TAVISTOCK PL19 0AW

Sold

Grade II Listed building set out over basement, ground, first and enclosed beer garden to the rear. There is considerable scope to bring the building back to its former glory or for conversion into residential, subject to planning.

DEVELOPMENT LAND



CORE, MARY ARCHES STREET, EXETER EX4 3AZ

Guide Price £500,000

A rare city centre freehold of just over 0.1 acres. Trading as a bar and late night leisure venue over three trading areas with enclosed rooftop beer garden, the property suits its existing use or may lend itself to alternative use, subject to planning approval.



LAND OFF BERKELEY VALE, FALMOUTH

Guide Price £650,000

Land with development potential in the centre of Falmouth.

Positive Pre-application response received (PA24/00410). This was for 9 dwellings and associated works.

Extends 0.281-acres



LAND OFF KEW PENDRA CLOSE, ST BURYAN

Land with potential for residential development (open market) subject to permission. Pre-app response received under reference number (PA23-00278).

We are offering the freehold on a conditional basis.

Extends 3.7-acres
(1.5-hectares)

Offers Invited

DEVELOPMENT LAND



LITTLE ORCHARD, ROCKY LANE, ST AGNES CORNWALL TR5 0NA

Traditional holiday park with 36 lodges and the owner's detached house. Extant planning consent for replacement with 35 holiday homes ranging from 1-4 beds.

Reduced (twice) since £3.6M and now £2.45M

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol



ST MERRY

The plot extends to circa 0.10 acres and is offered freehold for sale by Private Treaty, with offers invited in the region of £150,000. It benefits from Planning in Principle for 1–3 residential dwellings (application ref: PA25/02883).

Mains water, electricity, and drainage are believed to be available within the village; interested parties should make their own enquiries. The site can be viewed from the public highway.

Under Offer

Contact us



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