

Lamerton, Tavistock

Residential Development Opportunity

Outline planning permission for 15 homes and 4 self build plots



WARD CHOWEN
COMMERCIAL

Property Overview

This freehold parcel of approximately 1.539 hectares (c. 3.803 acres) of sloping greenfield pasture lies on the northern edge of Lamerton village. The site has planning permission for a mixed development of 15 open market and affordable dwellings, together with four self build plots. The 15 plots are being offered for sale, following which the four self build plots will be sold.

The site benefits from an outline planning consent (Ref: 0107/22/OPA), permitting up to 19 residential dwellings, with all matters reserved except for access (which has been granted in principle). The property is offered with vacant possession and full freehold title.

Lamerton, TAVISTOCK PL19 8QP

Located in the heart of West Devon, Lamerton is a highly regarded and well-connected village offering an excellent quality of life. Surrounded by attractive countryside and close to Dartmoor National Park, it provides a peaceful rural setting with a strong sense of community. The village has a popular local pub (within a few metres of the site, and easy access to walking and cycling routes, making it a desirable choice for families, professionals, and retirees seeking a balance between space, tranquillity, and convenience.

Only a few minutes’ drive from Tavistock, Lamerton benefits from its proximity to one of Devon’s most vibrant market towns. Tavistock offers a full range of amenities including independent shops, cafés, restaurants, schools, and leisure facilities, along with excellent transport connections. Together, Lamerton and Tavistock combine the advantages of village living with the practicality of town amenities, making this one of the most attractive locations in West Devon for those looking to enjoy both countryside and convenience.

Planning Status and Permissions

Planning permission was granted on 13th January 2022 for the development of 19 dwellings with access and external works, with all matters reserved other than the access. The details of the consent are as follows:

Plot	Description	Bedrooms	GIA(m²)
1	Detached (Self Build)	4	102 – 115
2	Detached (Self Build)	4	102 – 115
3	Detached (Self Build)	4	102 – 115
4	Detached (Self Build)	4	102 – 115
5	Semi-Detached	3	93
6	Semi-Detached	3	93
7	Semi-Detached	3	93
8	Semi-Detached	3	93
9	Semi-Detached	4	115
10	Semi-Detached (affordable)	3	93
11	Semi-Detached (affordable)	4	115
12	Semi-Detached (affordable)	3	93
13	Semi-Detached (affordable)	3	93
14	Semi-Detached (affordable)	2	79
15	Semi-Detached (affordable)	1	58
16	Semi-Detached (affordable)	2	79
17	Semi-Detached (affordable)	2	79
18	Semi-Detached (affordable)	2	79
19	Semi-Detached (affordable)	2	79

A Section 106 Agreement was completed on 11 June 2025. The estimated Section 106 costs is £105,760 although purchasers should undertake their own investigations and enquiries. A copy of the planning permission and the Section 106 Agreement is available from the agents.

Services

Mains electricity and water are situated close by however interested parties must make their own enquiries of the relevant service providers.

Purchaser Requirement

The purchaser will be required to construct the estate roads and pavements to an adoptable standards within an agreed timeframe. They will also be required to comply with the terms of the Section 106 Agreement. The purchaser will also undertake to bring services to each of the self build plots. The purchaser will also be required to undertake all landscaping and planting of green areas. The purchaser is also required to construct a stock proof fence and gateway at the western end of the site and to create a track for agricultural purposes from the estate road to the northern boundary.

Method of Sale

The sale of the site will be undertaken in such a way that the 15 plots are offered for sale by private treaty and unconditional offers are invited.

Following the sale of the 15 plots, the self build plots will be offered for sale.

Parties interested in the self build plots are invited to contact the agents. The 15 plots will be sold in advance of the 4 self build plots.

Note

The plans within these particulars show the whole site including the area of the 4 self build plots. Only the 15 plots are the subject of these sales particulars.

Self Build Plots

Following the sale of the 15 plot development, the four self build plots will be offered for sale. They represent a wonderful opportunity to construct large individually designed homes on four sites two of which have river frontage to the River Lumburn, seldom found in rural locations within West Devon.

Plots 3 & 4 will be sold to purchasers with a “local area connection” at 80% of the value of the larger plots. Individual asking prices will be announced when marketing commences however, any party who is interested in one of the plots are invited to contact Ward Chowen Commercial.

Contact and Viewing

Further information including site plans, planning documentation, and technical reports can be made available upon request. Viewings are strictly by appointment through the selling agent:

Ward Chowen Commercial – Neil Woolcock

01822 855100

07733320185

neilwoolcock@wardchowen.com

Ward Chowen Commercial for themselves and for the sellers of this property whose agents they are give notice that: - These particulars are set out as a general outline only for the guidance of prospective buyers/lessees and shall not form the whole or any part of an offer or contract. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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PLAN KEY

- 1 Existing TPO for ancient oak retained
- 2 Tree root protection zone around ancient oak
- 3 Swales to take drainage
- 4 Flood zone area in blue hatch



Site Plan
1:500

Date	Description	Status	Rev
04/07/2025	Final Issue	S2	P01
10/07/2025	Revised Issue	S2	P02
21/07/2025	Final Issue	S2	P03



CCA
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architects

Client:
Piers Turner

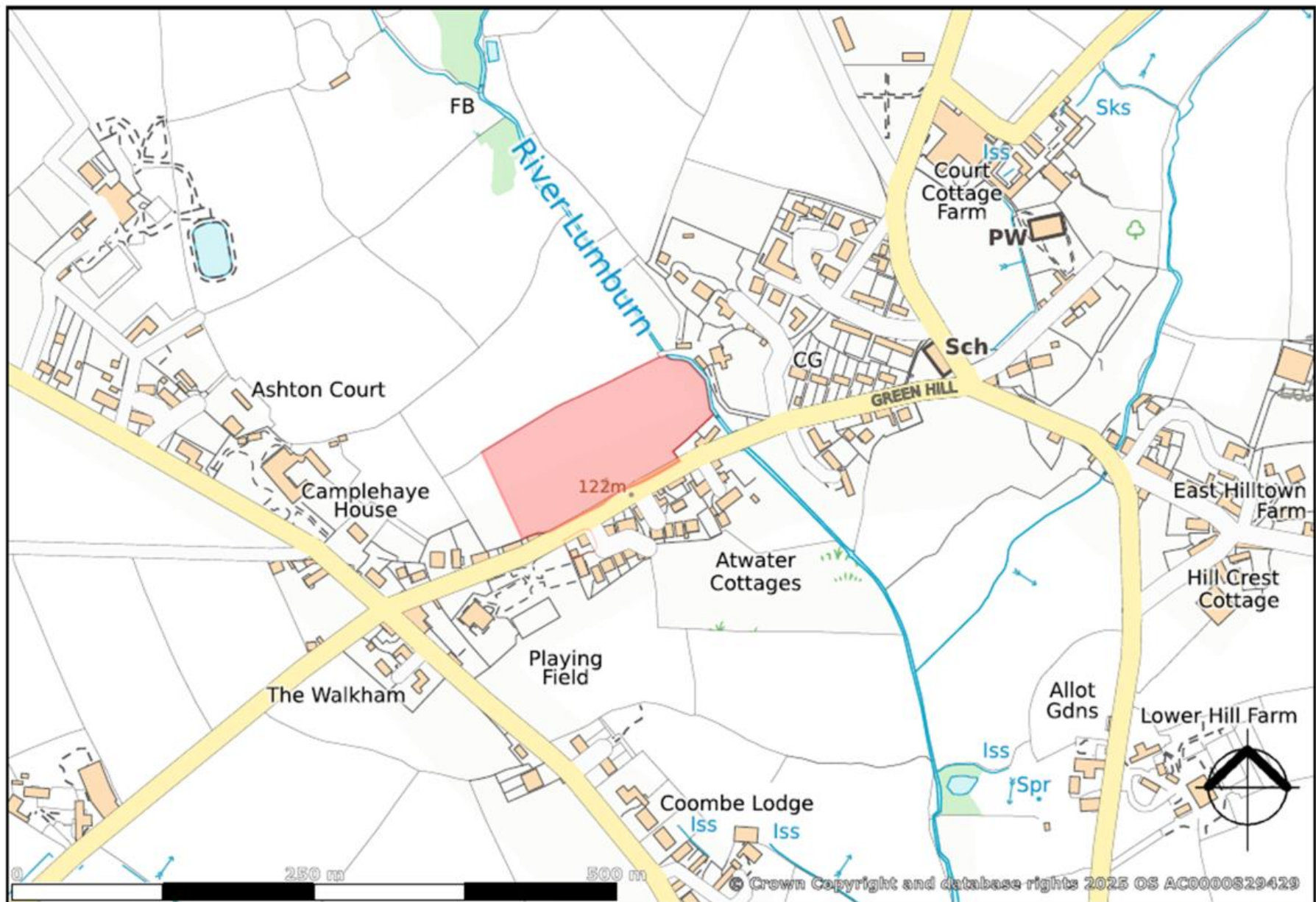
Project Name:
Green Hill

Drawing Name:
Proposed Site Plan

Sustainability Status:
S2 : SUITABLE FOR INFORMATION

Project Number:	Project Start Date:	Drawing Scale:
25122	04/07/25	As Indicated @ A1
Drawn by:	Approved by:	Revised:
Niall Hamilton	Jamie Dewdney	P03
Drawing Number:		
25122-CCA-XX-XX-A-DR-XXXX-09000		
PRODUCT ORIGINATOR ZONE LEVEL TYPE ROAD CLASS NUMBER		

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AERIAL VIEW OF THE SITE LOOKING SOUTH OVER LAMERTON
(Approx site boundary in white)

