

# MONTE PETRI SALCOMBE



  
MARCHANT PETIT  
COASTAL, TOWN & COUNTRY







# MONTE PETRI

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A rare opportunity to acquire a substantial development plot in a highly sought after prestigious location at Bolt Head in Salcombe. Overlooking the stunning South Sands beach and Salcombe Estuary, this plot is as unique as the view it commands. A great opportunity for the investor/developer.

## PREVIOUS PLANNING CONSENT

Previous planning consents can be found on the South Hams Council website using refs:

Planning for Extension: 0425/22/HHO

Planning for Redevelopment: 41/1928/15/F

## METHOD OF SALE

The property will be offered for sale at Harbour House, Kingsbridge subject to a reserve price on the 19th March 2026 at 3.00pm. Unless previously sold.

## DEPOSIT

A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

## PROXY BIDS

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

## SPECIAL CONDITIONS OF SALE

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Salcombe or the vendors solicitors Peter Howe, Hart Brown, [pdh@hartbrown.co.uk](mailto:pdh@hartbrown.co.uk)

## BUYERS PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

## MONEY LAUNDERING REGULATIONS

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

## COMPLETION

To be agreed.

## AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions.

<http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

VIEWINGS Strictly by appointment with the vendors sole agents, Marchand Petit, Salcombe [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)







## KEY FEATURES

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- Rare opportunity to acquire a plot of land in this highly prized location
- Annexe 1 bed / 1 bathroom
- Sea and estuary Views
- Sought after location
- Close proximity to South Sands beach
- Parking/storage
- Investment/development









# PROPERTY DETAILS

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## Property Address

Monte Petri, Bolt Head, Salcombe, TQ8 8LL

## Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles,  
A38 Devon Expressway 16 miles (distances are approximate)

## Services

Mains services.

## EPC Rating

Current: G, Potential: G

## Council Tax Band

F

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.  
Tel: 01548 844473.

## Directions

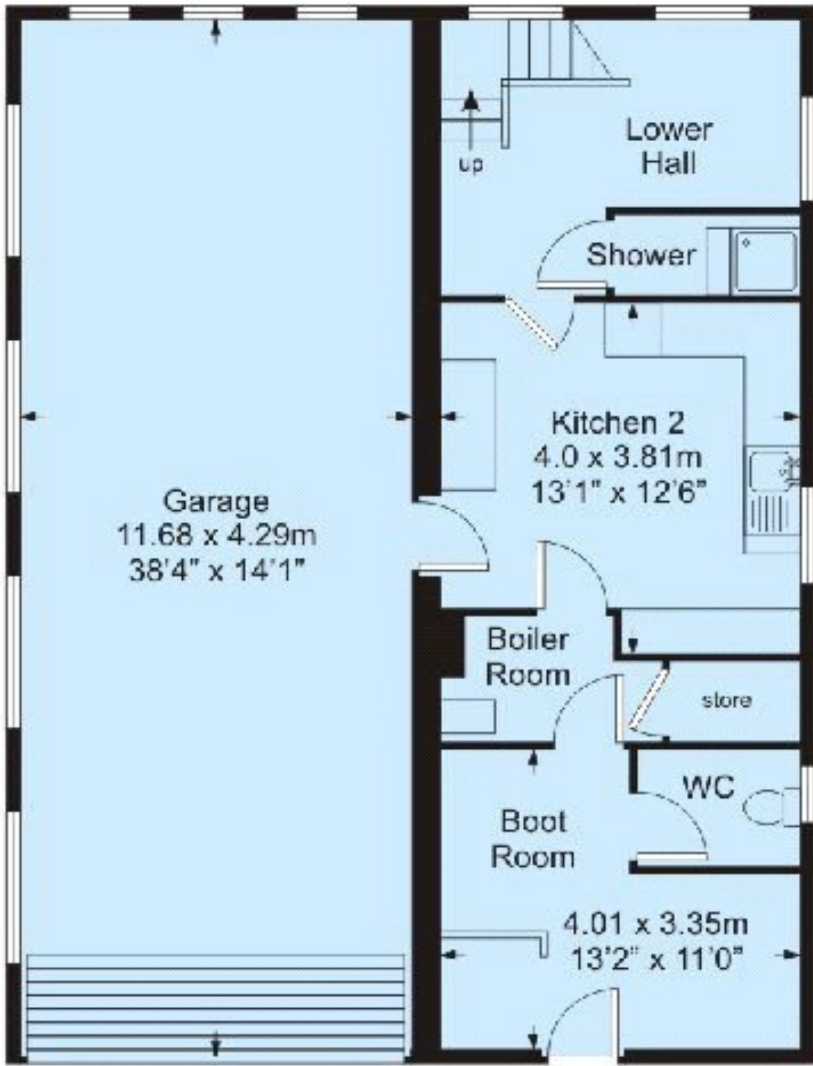
Approaching Salcombe from Kingsbridge, turn off the A381 at Malborough village by going straight ahead at the crossroads into Collaton Road. Follow this country lane for just over a mile, following signs to North Sands. This road leads down a steep hill, and upon reaching a T-junction, turn right. Continue down the hill, passing South Sands beach on your left. Then, follow the road as it turns sharply to the left, and Monte Petri will be found on the right.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



# FLOOR PLAN

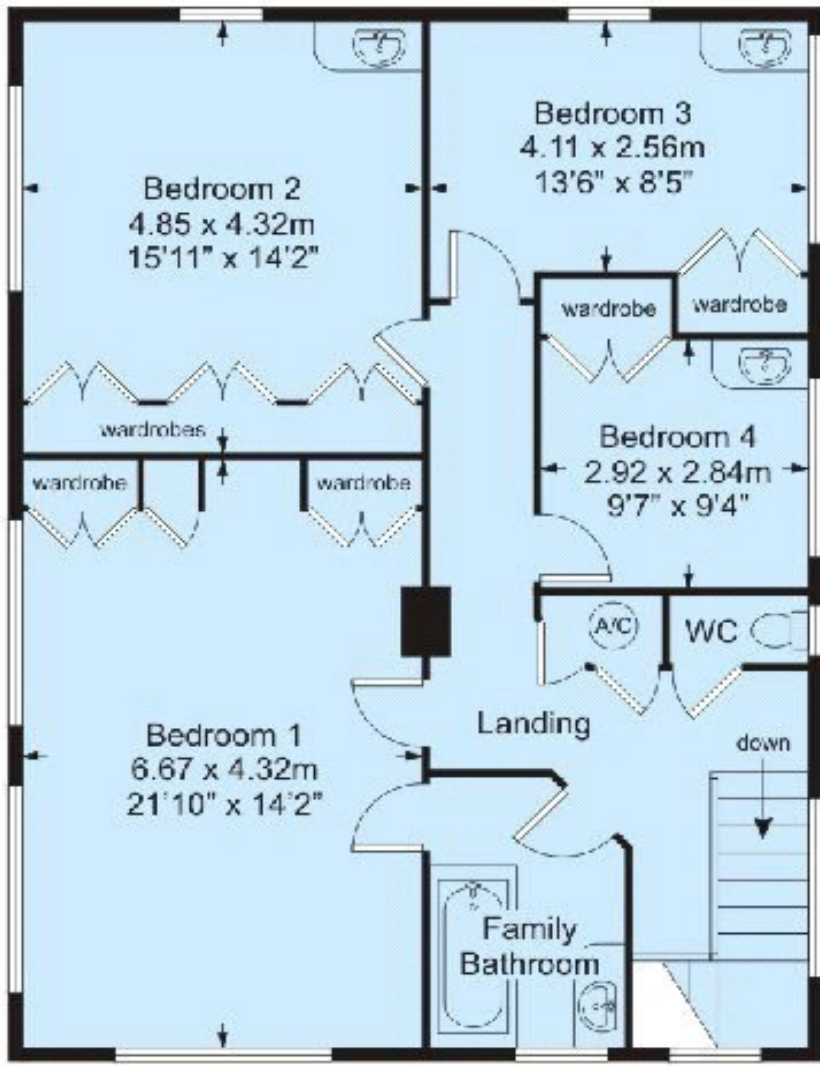


*Basement*

*NB: This Floor Plan is for illustrative purposes only,  
all dimensions are approximate.*



*Ground Floor*



*First Floor*

*Total area 252.4 Sq.m  
(2717 Sq.ft) Approx.  
(Excluding Garage)*





# ANNEXE FLOOR PLAN

