Department for Education
Sanctuary Buildings
Great Smith Street
London SW1P 3BT

Tel: 0370 000 2288

Land.TRANSACTIONS@education.gov.uk

Ref: LT-4109

29 October 2025

Matthew Shanks
Accounting Officer
Education South West
Balkwill Road,
Kingsbridge TQ7 1PL

By email only: [redacted]

Dear Mr Shanks

Varied decision following decision letter dated 10 February 2025 relating to application to notify the Secretary of State for Education to a disposal of land under Schedule 1 Part 3 of the Academies Act 2010 and for consent from the Secretary of State under the trust's funding agreement and the Academy Trust Handbook

King Edward VI Community College, Ashburton Road, Totnes, Devon TQ9 5JX ("the school")

I refer to my letter dated 10 February 2025 in relation to this matter ("the original letter"), attached for ease at Annex 3 of this letter.

The original letter confirmed the Secretary of State's consent to the disposal of the land marked A, B and C on the plans at Annex A to the original letter. The original letter also stated that the Secretary of State was minded to direct the land marked E and F1 on the plans at Annex A of the original letter to Devon County Council, notably for the relocation of River Dart Academy.

Since the date of the original letter, circumstances surrounding the land and its disposal have changed. Firstly, an alternative site is now sought for the relocation of River Dart Academy and there is no need to direct the land to Devon County Council for that purpose. Secondly, some of the priorities of the school have changed since the application to dispose of the land was first made.

As a result, the original letter should be disregarded and is superseded by this letter.

This letter confirms that the Secretary of State has given consent to the disposal of the land shown marked A, B, E and F1 on the plan at Annex 1 of this letter by way of a freehold sale. **The Secretary of State does not intend to make a direction or scheme in relation to any of that land**. For the avoidance of doubt, the Secretary of State also consents to the registration of the transfer of this land at HM Land Registry.

This decision has been made based on the information provided with the original application and any updated information provided by Education South West, including that the land shown marked C on the plan at Annex 1 will now be retained by the trust.

Consent has been given on the following conditions:

a) that the sale price is no less than the estimated open market value of the land confirmed by an up-to-date red book valuation (within 6 months of the sale date); and
b) that the proceeds of sale are used for capital replacement and refurbishment projects at the school in agreement with officials from the department at the time the proceeds of sale are realised. The following projects will be prioritised (to the extent such projects are still required for the school at the time):

    - New changing facilities at the school;
    - Improved drainage to existing playing fields to the school's western site;
    - Refurbishment of the existing gym/sports hall at the school.

In the event there are no suitable projects at the school at the time the proceeds are realised, officials may agree to the proceeds being used for capital projects at other schools within the trust.

The trust confirms acceptance of these conditions and confirms it will comply with them by returning an acknowledgement in the form of the letter at Annex 2.

It is the trust's responsibility to manage its improvement projects and any consent contained in this letter does not imply consent to any other land transaction which may arise as a result of those projects, nor does it imply support for those projects in the event that the capital generated is insufficient to cover the planned works

This consent does not provide or imply any additional funding.

The trust remains responsible for managing any safeguarding issues which arise.

Yours sincerely

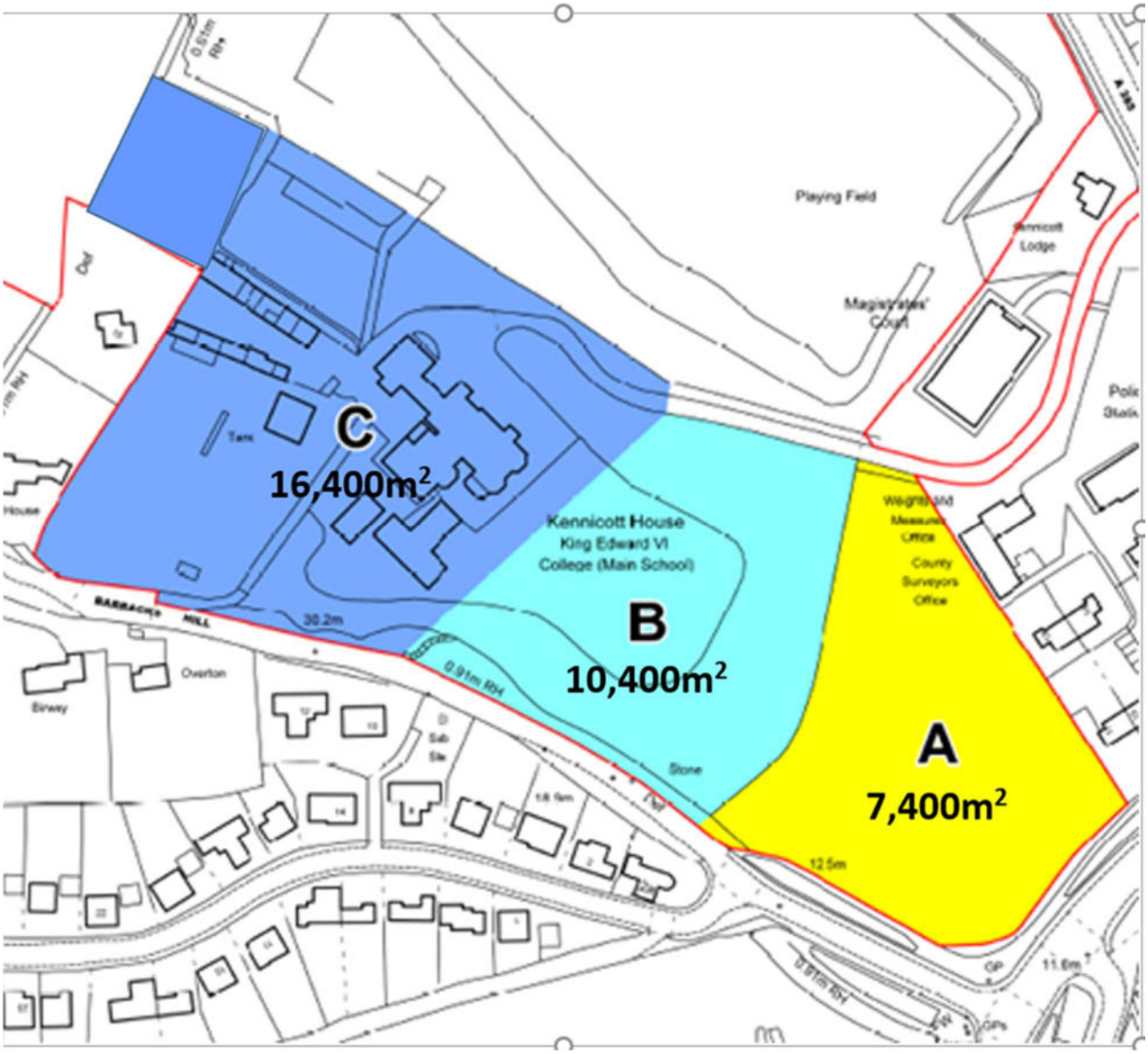
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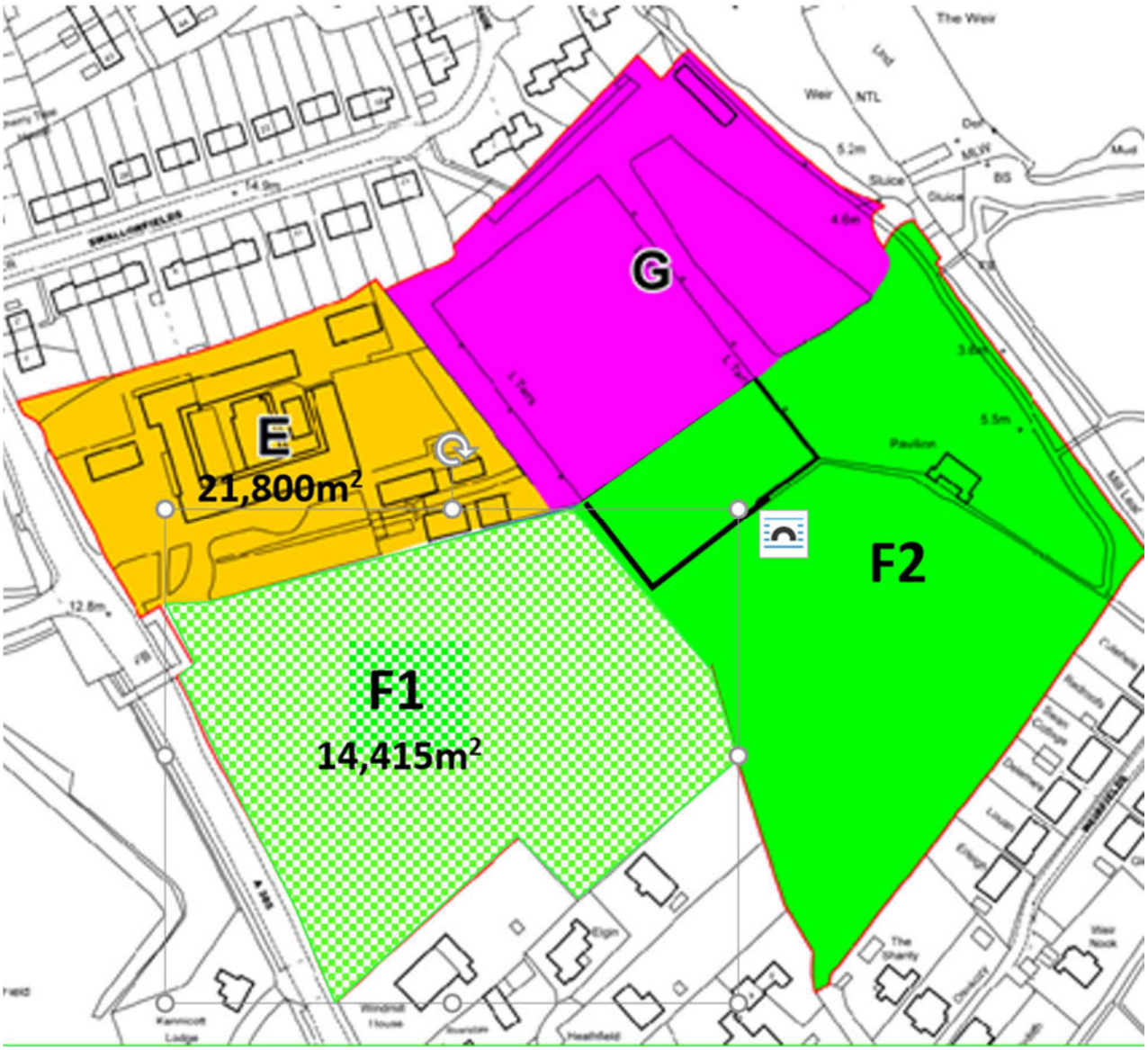
Signed in my capacity as G6 official acting for and on behalf of the Secretary of State for Education (Estates Legal, Land and Planning)

CC

[redacted] – DfE,
Alan Salt – head teacher, King Edward VI Community College (Alan.Salt@kingedwardvi.org.uk)
[redacted] – Devon CC [redacted]
Caroline Voaden MP

Annex 1 – plans showing the land to be disposed of by freehold transfer at King Edward VI Community College, Ashburton Road, Totnes, Devon TQ9 5JX marked A, B, E and F1 (land marked C, G and F2 will not be included in the disposal)




G
E
21,800m²
F1
14,415m²
F2
The Weir
Weir
NTL
MLW
Sluice
Mud
Pavilion
5.5m
12.8m
Kennicott Lodge
Windmill House
Heathfield
The Granary

Annex 2 – form of acknowledgement letter

[to be printed on the trust's letterhead]

Department for Education
Sanctuary Buildings
Great Smith Street
London SW1P 3BT

By email only: Land.TRANSACTIONS@education.gov.uk

[ ] 2025

Dear Sirs

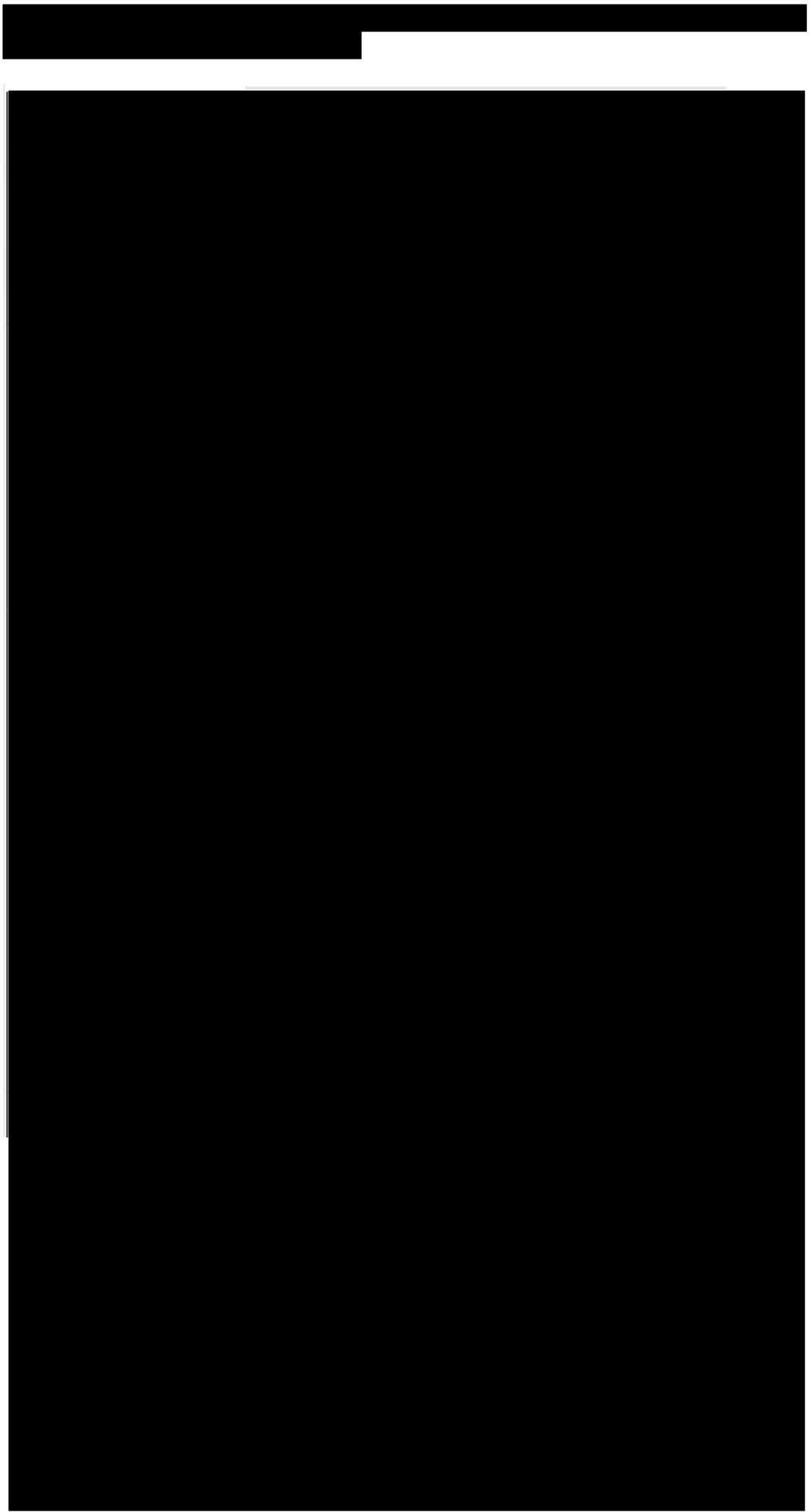
Acceptance of conditions of the consent of the Secretary of State for Education to a disposal of land under the academy trust's funding agreement and the Academy Trust Handbook

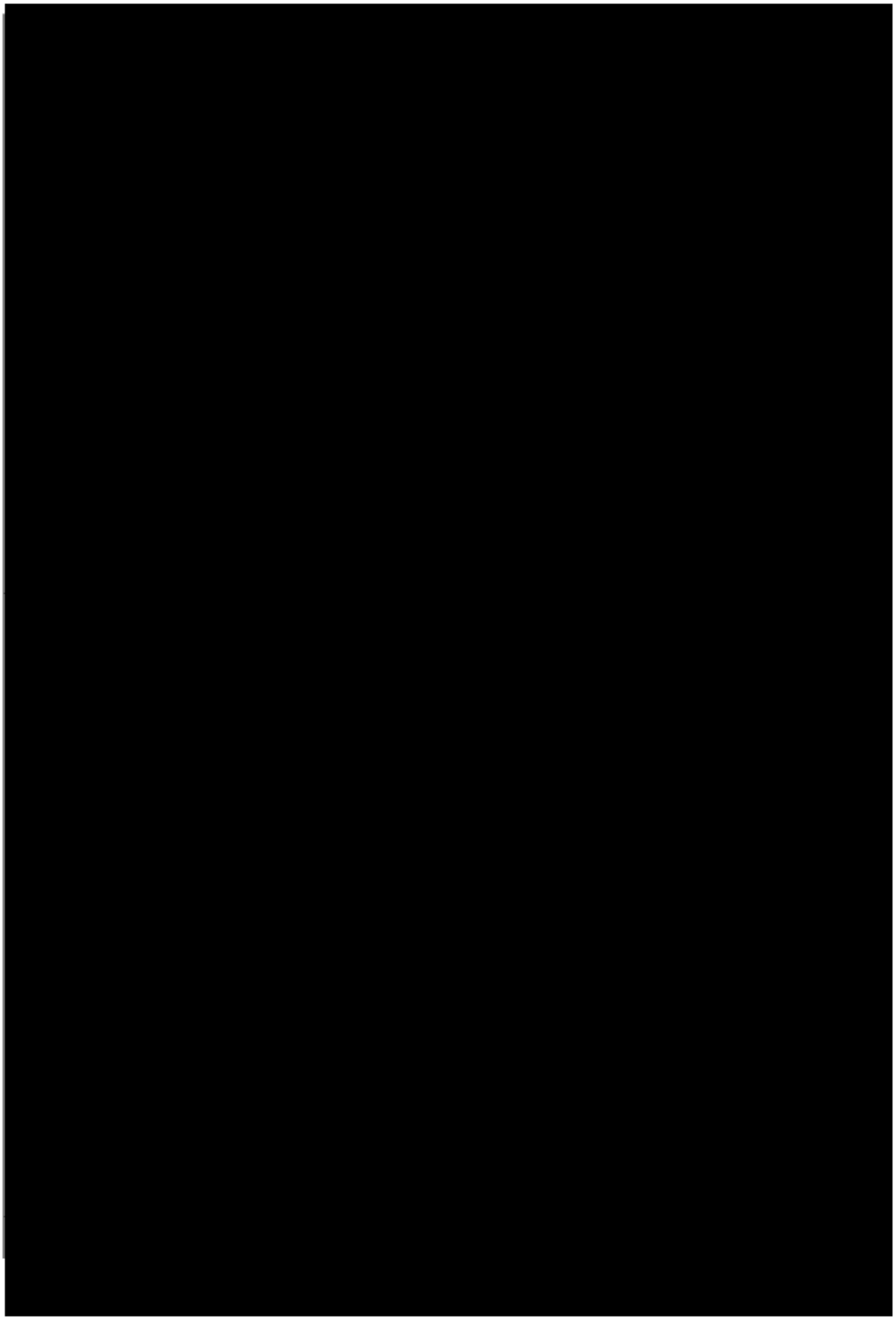
LT-4109: King Edward VI Community College, Ashburton Road, Totnes, Devon TQ9 5JX

I confirm the trust's acceptance of the conditions of consent set out in the Department's letter dated 29 October 2025, a copy of which is attached to this letter, and confirm that the trust will comply with those conditions.

Yours faithfully

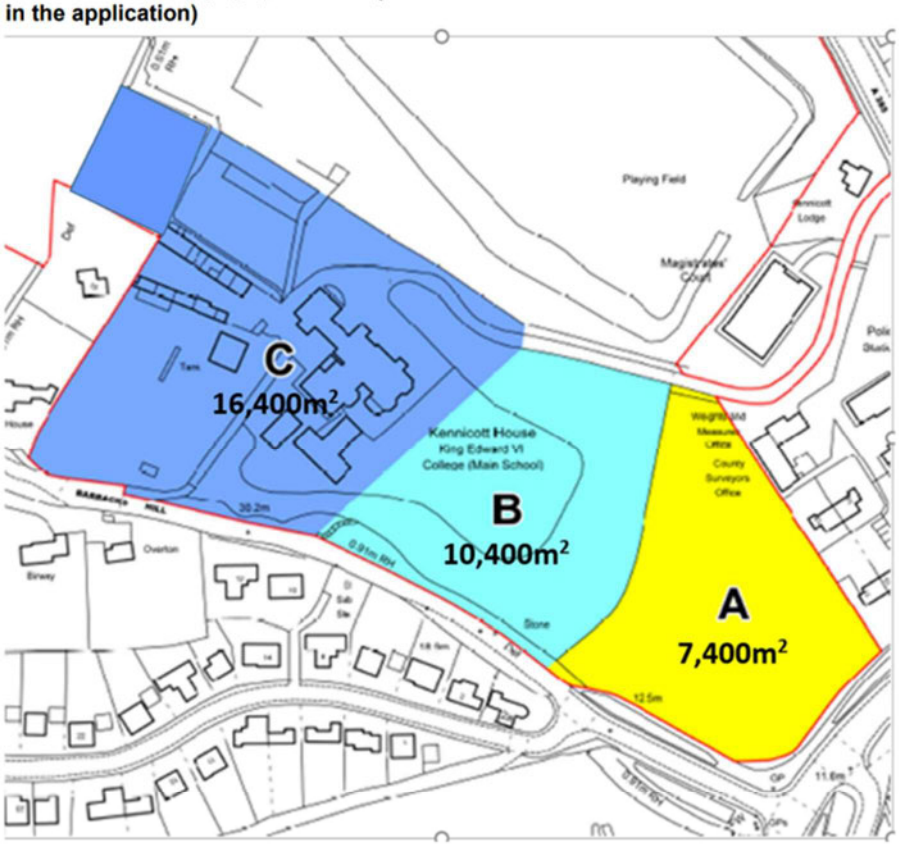
Accounting Officer

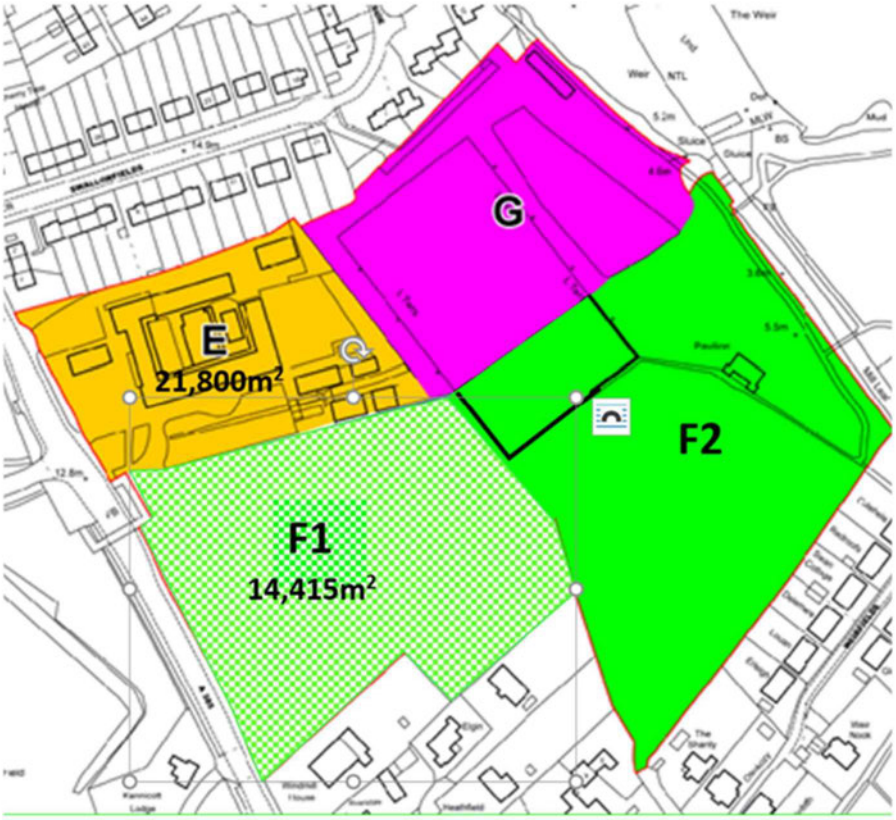






Annex A – plans showing the land to be disposed of by freehold transfer at King Edward VI Community College, Ashburton Road, Totnes, Devon TQ9 5JX lettered A, B, C, E and F1 (NB Areas F2 and G are not included in the application)




G
E
21,800m²
F1
14,415m²
F2
The Weir
Weir
NTL
Sluice
Sluice
MLW
Mud
Paddock
Meadow
Wingfield House
Kennicott Lodge
Heathfield
The Granary
Oakwood
Weir House