

EXCEPTIONAL DEVELOPMENT OPPORTUNITY

Quality site in Canterbury with potential for a variety of uses subject to planning - housing, student accommodation, care home or other use



Land at Gorsefield

Closing Date for Offers - 15th September 2017

Giles Lane, Canterbury
Kent

For Sale

Summary

Located to the north west of Canterbury City Centre and adjoining the grounds of the University of Kent the vendor is seeking to dispose of the site on a conditional subject to planning basis. Lee Evans Planning have provided a comprehensive planning overview and it is considered that the site offers potential for housing, student accommodation, care home use or other uses subject to planning.

Location

The site is located on Giles Lane approximately 1.25 miles north of Canterbury City Centre. Canterbury West Station is approximately 1 mile from the site providing journey times to London St Pancras International Station on the high speed train in less than 1 hour. The M2 is approximately 7 miles distant and is easily accessible via the A2.

The surrounding area is a mix of housing and education with St Edmund's School to the west, the University of Kent to the south and detached private housing to the east.

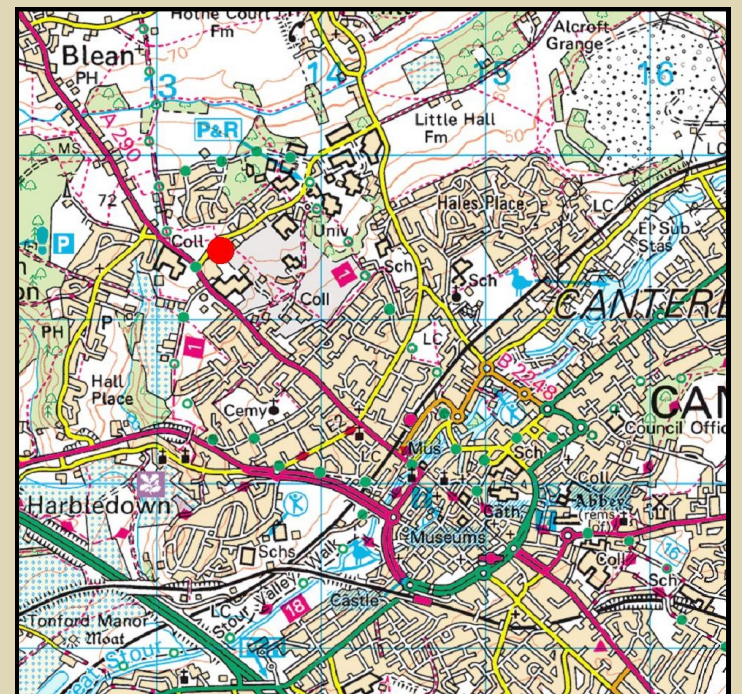
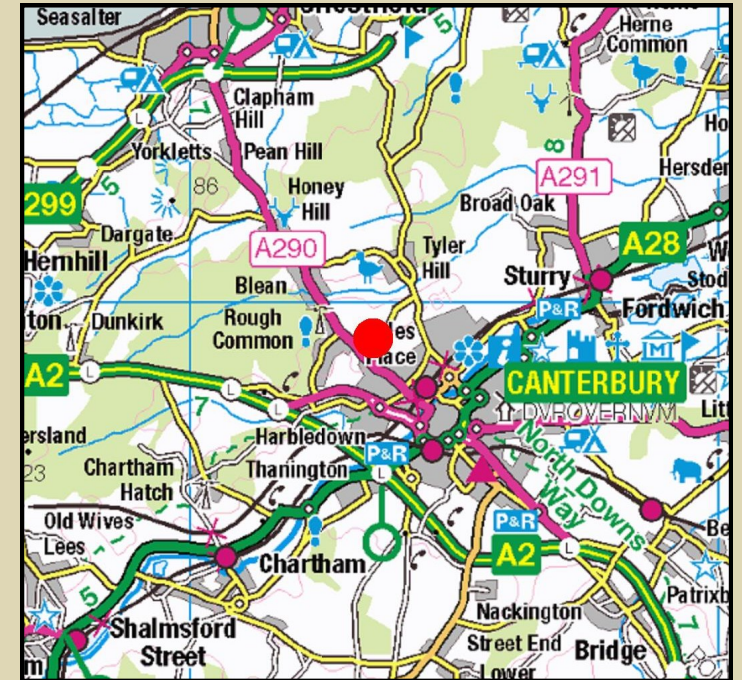
Canterbury has a student population of over 46,000 students with four universities (Canterbury Christ Church University, The University of Kent, The University College for the Creative Arts and Girne American University) and Canterbury College. There is a significant undersupply of university run student accommodation and the City is considered to be a good location for this type of investment.

Description

The site comprises of an area of unused amenity land, irregular in shape and sloping gently downwards from north to south.

There is a 2 storey detached building within the site which is currently used as a boarding house.

The site extends to approximately 1.7 acres (0.69 hectares)



Planning and Development Proposals

Lee Evans Planning have produced a comprehensive Planning Overview of the site on behalf of the vendor and this document is available to download from www.rpclang.co.uk. Set out below is a brief summary.

The Gorsefield site may be suitable for development for a variety of uses such as student accommodation or Care Home, or other developments, subject to the grant of planning permission.

The property, Gorsefield (pictured opposite) is currently used as boarding accommodation for school pupils.

The building and its immediately adjoining land comprise previously developed land and reuse for residential would be in accordance with the sustainability and housing elements of the NPPF and the principles of the Adopted and Emerging Local Plan.

The adjoining land, although used informally for recreation, etc. by the school does not constitute previously developed land as defined in the NPPF.

Although planning permission was refused in 2000 for the residential development of this land, the planning policy context and the physical context of the Gorsefield site have changed significantly since then.

Although the site falls within the Canterbury Area of High Landscape Value, this designation is principally to protect the historic setting of the City.

Given the physical separation of the Gorsefield site from the Southern Slopes of the University by the post-2000 construction of the University Innovation Centre and, most recently, by the four-storey Turing College, the Gorsefield site does not form part of the historic setting of the City.

The Gorsefield site is now enclosed by the school and University developments and does not form part of the wider countryside that planning policies seek to protect.



Method of Sale

Offers are invited by way of an informal tender on a conditional basis subject to planning (subject to contract). The deadline for the receipt of bids is 12 noon on 15th September 2017. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG.

In submitting a proposal please clearly set out details of the following:

1. Price offered;
2. Details of proposed scheme including a layout plan, use and quantum;
3. Details of the planning strategy;
4. Details of any additional site investigations / due diligence to be undertaken prior to the exchange of contracts;
5. Details of funding;
6. Timescale to exchange of contracts and length of contract.

The vendor reserves the right not to accept the highest or any bid made for the site.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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Agent Details and Viewing

For further information or to book a viewing appointment please contact sole agent RPC or visit our website at www.rpcland.co.uk

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