

Consented Residential Development Opportunity With Detailed Planning for 10 x 5 Bed Executive Detached Houses



Larkey Wood Farm

Chartham
Canterbury, Kent
CT4 7PQ

For Sale

Site Description

The site comprises the former derelict Larkey Wood Farm that is currently being remediated by the vendors and benefiting from Detailed Planning Consent for 10 x 5 Bed impressive detached homes around a new “village green “.A number of the new homes will enjoy far reaching views over surrounding countryside.

The site comprises around 7.4 acres (3.0 hectares) and is gently sloping from south east to north west in the main development area ,although the new access road to Cockerling Road will be constructed over agricultural land falling in the direction of the highway.

It should be noted that additional agricultural land of some 29 acres to the northwest and southwest of the site (on either side of the access road) may be available by separate negotiation.

Location

The site is located approximately 1.3 miles from the period village of Chartham and around 3.5 miles from historical Canterbury with its excellent shops, schools and amenities, etc. Whilst Canterbury West offers rail connections to London around 1 hour 34 minutes, Ashford International some 13.5 miles distant offers a fast service to London St Pancras in around 36 minutes.

Whilst the A2 at around 1.5 miles gives access to Dover and London.



All Plans for Identification Only



Illustrative Masterplan



Planning Information

The site has the benefit of Full Planning Consent Ref: CA/15/00683/FUL (Subject to Conditions) for the demolition, remediation and construction of ten detached residential homes along with the construction of a new access road to provide access from Cockerling Road.

The vendors have recently submitted a minor amendment to realign the proposed access road and this is expected to be dealt with shortly.

The vendors are currently in the process of clearing several planning conditions including the agreed site remediation strategy and archaeological conditions.

House Type Schedule

Plot 1	5 Bed	3,016 sq ft	Plot 6	5Bed	2,815 sq ft
Plot2	5 Bed	2,657 sq ft	Plot 7	5 Bed	2,536 sq ft
Plot 3	5 Bed	3,672 sq ft	Plot 8	5 Bed	2,700 sq ft
Plot4	5 Bed	4,598 sq ft	Plot 9	5 Bed	3,751 sq ft
Plot 5	5Bed	4,187 sq ft	Plot 10	5 Bed	2,644 sq ft

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

Method of Sale

Conditional Offers ,(subject to planning consent for the new access road to Cockerling Road) ,are invited by way of Private Treaty for the site which will be sold by way of the acquisition of the entire share holding of the SPV Company owning the freehold.

All offers to be submitted to RPC Land & New Homes Tonbridge together with details of any conditions and funding agreements.

The vendor is not under any obligation to accept the highest or indeed any offer. Please note further land may be available by separate negotiation.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Agents Note

We have agreed with the vendors that the purchaser will be responsible for RPC Land & New Homes fees of 1.75% + VAT of the purchase price and this should be taken into account in any offers.

Agent Details

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