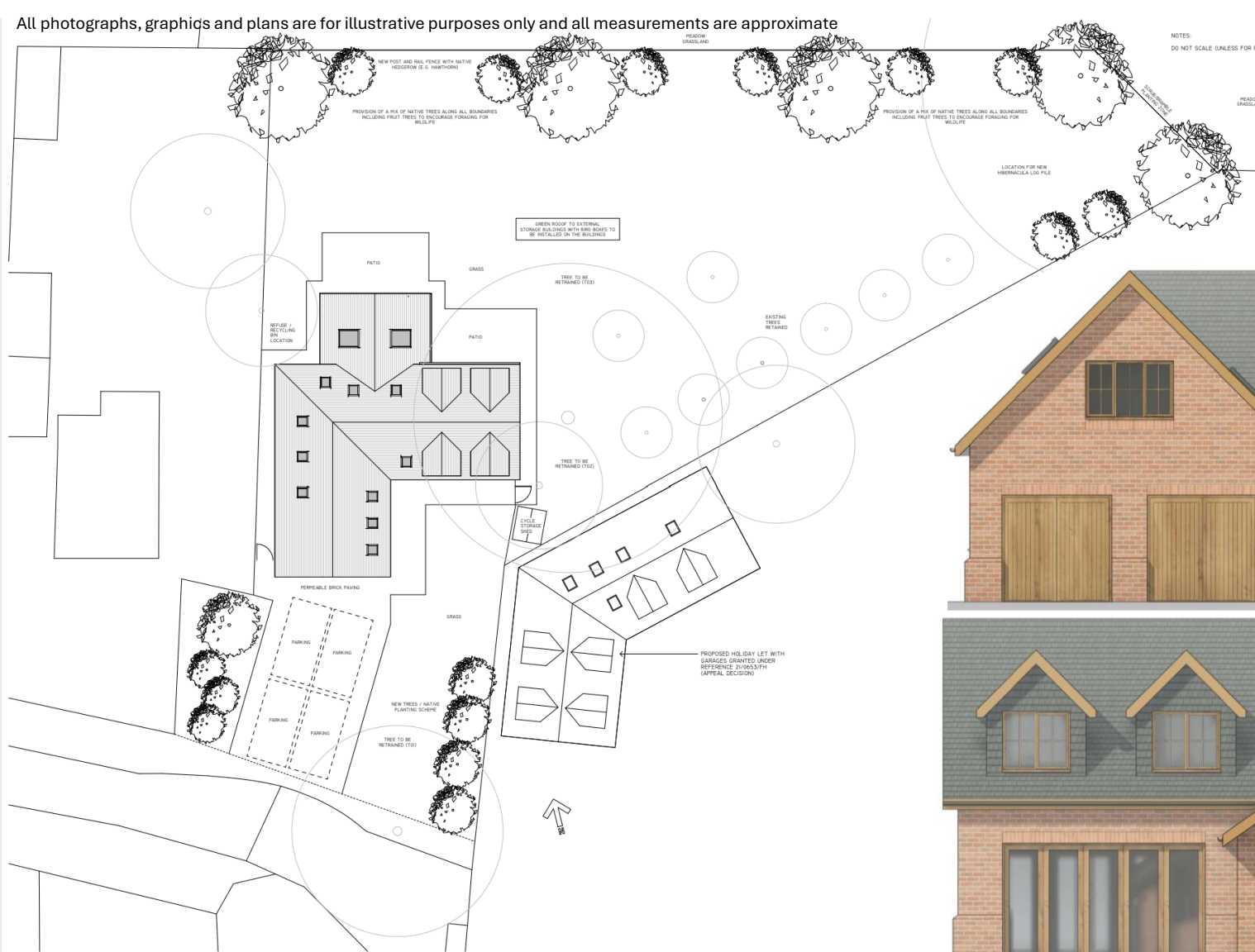


All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate



Exciting Development Opportunity for
Attractive Single Plot with Planning Consent
in Picturesque Kent Location

Land off Densole Lane
Densole, Folkestone,
Kent CT18 7BL

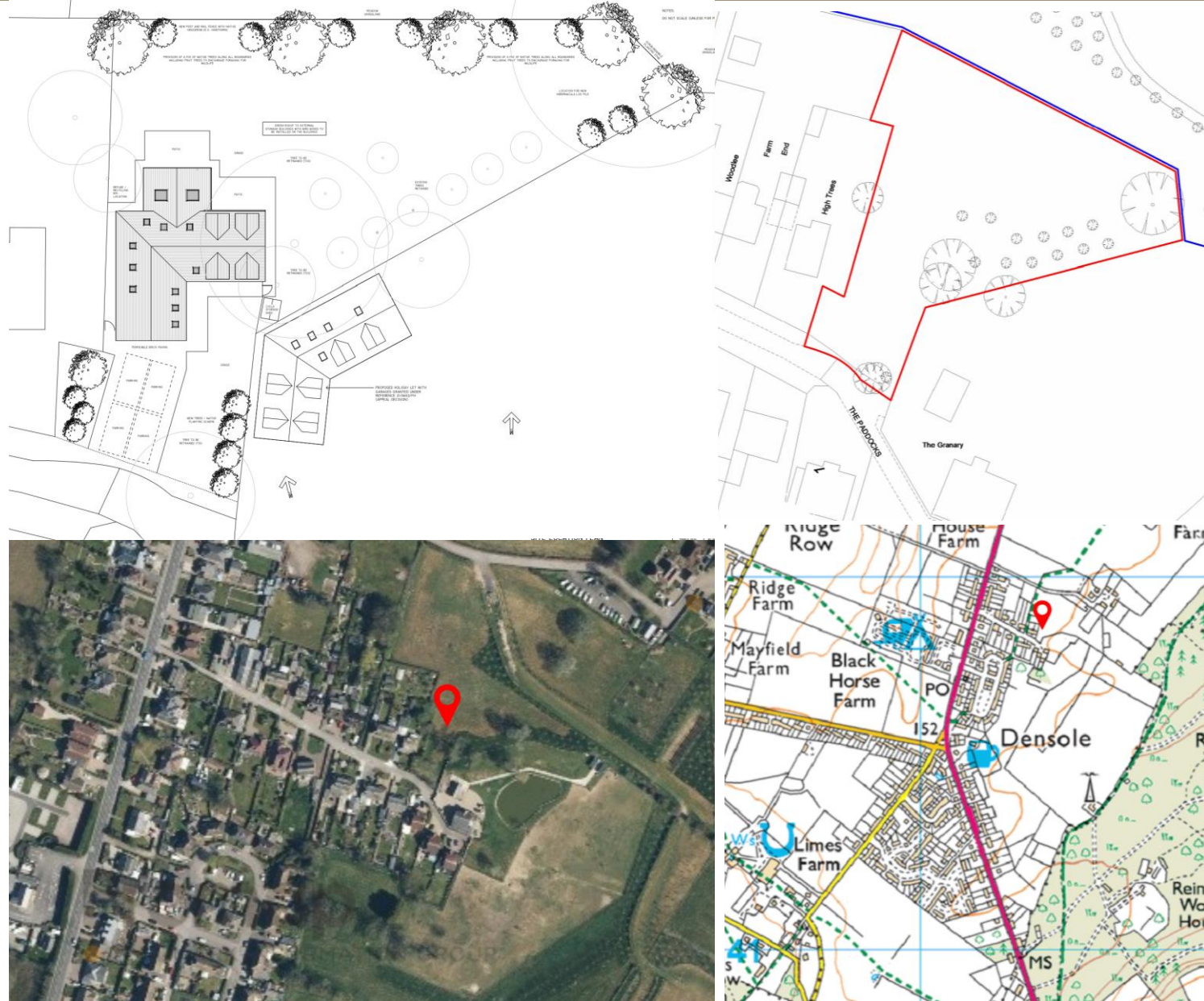
Site Description

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The site is a parcel of land which is approximately 0.2 Ha and is located at the end of Densole Lane, between two residential dwellings on the northern side of the road. The site was historically undeveloped agricultural land. Within the site boundary there are a number of trees, including veteran trees and newly planted trees. To the rear of the site is further open land and a small cluster of residential properties lie approximately 130m to the northeast.

Densole is a small settlement that sits along the A260 Canterbury Road. It is situated just to the north of the small town of Hawkinge and approximately 4 miles north of the major town of Folkestone, which offers a number of amenities and services including access to the Channel Tunnel, Folkestone Station, with its High-Speed rail service to London St Pancras with a journey time of around an hour, Folkestone Harbour Arm and the beach. The Port of Dover is around 10 miles to the east.

Densole and Hawkinge between them offer a range of amenities including a post office, pubs, riding stables, a Lidl, Doctors Surgery and Primary schools.



Planning

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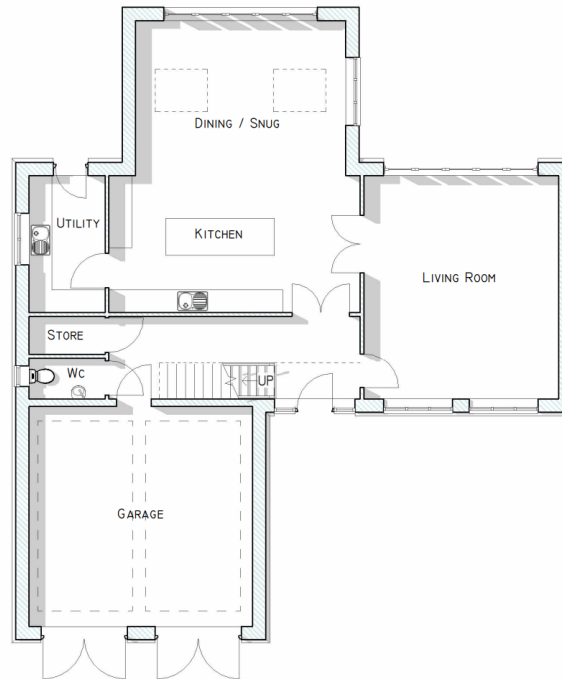
The site was Granted planning consent on the 10th March 2025, under ref: [24/1127/FH](#), For the: *Erection of 1 detached dwelling with associated access and landscaping.*



ILLUSTRATIVE FRONT 3D VIEW



ILLUSTRATIVE REAR 3D VIEW



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Sales and Viewing Information

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

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.

VAT

TBC

CIL/S106

Cil to be advised

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. k.munday@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

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

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

Agent Details

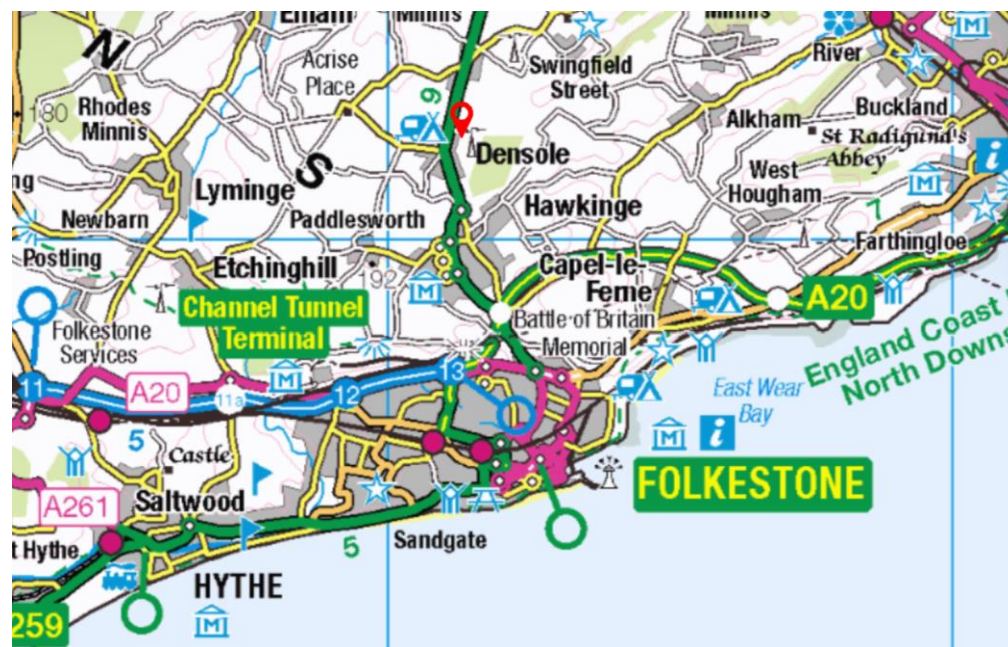
All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

Ken Munday

01732 363633

07904 372142

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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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.