

# Attractive edge of village residential site

Extending to c. 1.5 ha (c. 3.7 acre) and offered with detailed permission for 34 no. 2, 3 & 4 bed houses



For Illustrative Purposes Only



**Land between nos. 107 & 127**

**OIRO £2,900,000**

Capel Street  
Capel-le-Ferne  
Folkestone, CT18 7HA

**For Sale**



## Location

Capel-le-Ferne is a small village in East Kent located between the larger towns of Folkestone and Dover on the B2011 New Dover Road.

The village itself has a local shop and primary school with further shops and services available in Folkestone approximately 3 miles to the south.

The site is around 3 miles from Folkestone Central railway station which offers regular services to various London stations including a High Speed service to London St Pancras with a journey time of around an hour.

The site is around 3.5 miles east of Junction 13 of the M20 motorway and junction 3 of the M25 is around a one hour drive to the west.

## Site Description

The site extends to c. 1.5 ha (c. 3.7 acres) in size. It is regular in shape and relatively level. There are no buildings located on the site and it is surrounded by residential development to the north and south with agricultural land to the west and the public highway to the east. The site is bounded by trees and hedgerows.

## Planning & Proposed Scheme

Outline planning permission was granted on 28<sup>th</sup> February 2020 under reference DOV/19/0069 for a scheme comprising 34 no. dwellings comprising 8 no. 2 beds, 17 no. 3 beds and 9 no. 4 beds and means of access approved. Landscaping, appearance, layout and scale were all reserved for later consideration. The Reserved Matters application under reference DOV/22/00043 pursuant to application DOV/19/0069 for the approval of landscaping, layout, scale and appearance was granted consent on the 8<sup>th</sup> June 2023.

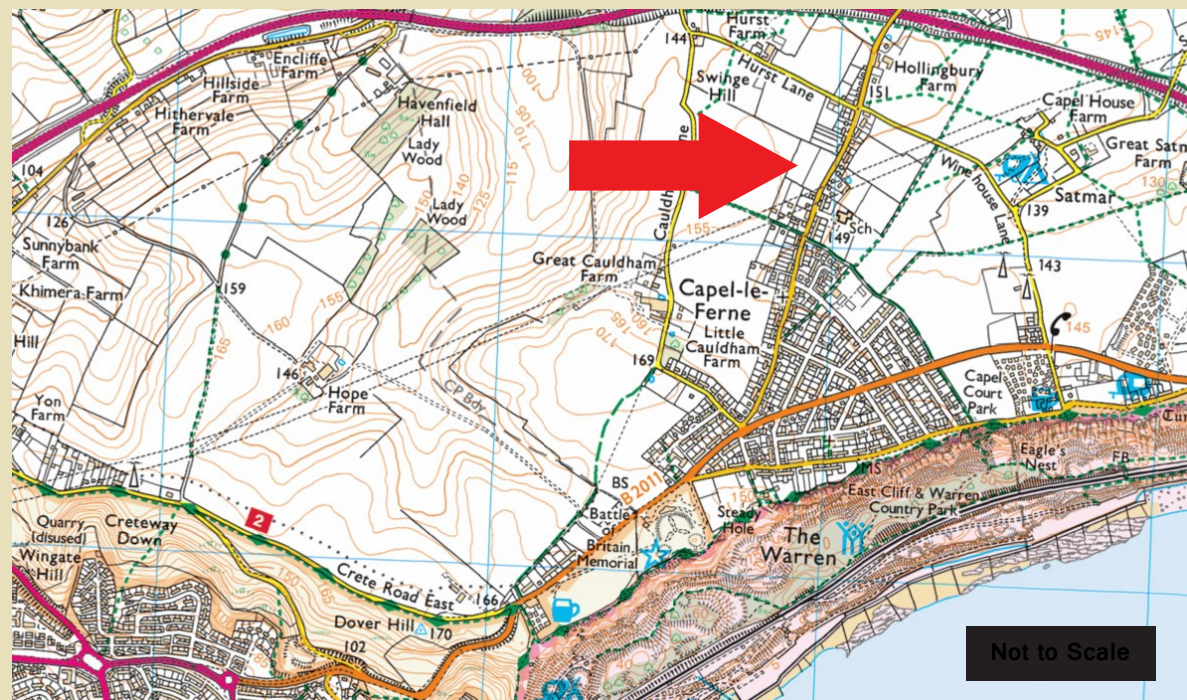
The proposed layout shows 34 no. individual plots with several served from various shared accesses onto Capel Street. The rear of the site is served by a single road running through the centre of the site from east to west. An open landscaped area at the western end of the spine road provides a small area of green space. Views from the entrance end of the main spine road lead towards the green space which acts as a vista providing views to the fields beyond. Ecological buffer zones and drainage requirements have been incorporated into the layout. The proposed new dwellings have been carefully positioned to ensure the retention of the existing trees that surround the site.

A schedule of the proposed accommodation is available to download at [www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk)

## Affordable Housing

Local Planning Policy DM5 states that for sites of over 15 units, 30% on site affordable housing is required. In line with this policy the S106 agreement requires 10 no. of the units to be of an affordable tenure. All the affordable housing is clustered in the south west corner of the site and comprises units 5 - 9 and units 10 - 14.

There is no stipulation within the Section 106 with respect to the timing of the delivery of the Affordable Housing and it is considered that it might be possible to amend the on site provision to a commuted sum via a Viability Assessment. It is understood that positive discussions have been held in this respect with Planning Consultants and Viability specialists.



## Section 106 Agreement

A Unilateral Undertaking was entered into in respect of the Outline Planning Permission DOV/19/0069 on 18<sup>th</sup> December 2019 and varied by Deed on 29<sup>th</sup> February 2020. This Agreement contains contributions totalling **£167,768.30** comprising the following:

Secondary Education Contribution	£139,910.00
Community Learning Contribution	£871.70
Library Contribution	£1,632.54
Public Open Space Contribution	£21,260.00
Social Care Contribution	£2,639.42
SPA Contribution	£1,454.64

All these contributions are due on or before the commencement of any development.

## Further Information

Full details including all the plans, drawings and reports associated with the planning application are available to download at [www.rpclangandnewhomes.co.uk](http://www.rpclangandnewhomes.co.uk).

## Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service any proposed development.

## VAT

It is understood that VAT will not be applied to this transaction.

## Viewing Arrangements

The site is secured, but it is possible to get a general impression from the public highway. If you would like a more detailed inspection of the site prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142 to make the arrangements.

## Offers

Offers are invited by way of a private treaty on an unconditional subject to contract basis only.

All offers **MUST** include a complete description of any site due diligence that will be required prior to an exchange of contracts and a demonstration that funds are available to complete on the transaction.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor is not obligated to accept the highest or any offer made.

## Agents Details

For further information please contact the agents:

**Graeme Dowd**

RPC Land & New Homes

155 High Street

Rochester

Kent, ME1 1EL

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