

# Excellent Allocated Residential Development Site

c. 1.9 ha (c. 4.7 acres) in an attractive village location and allocated in the Local Plan for an estimated 30 new dwellings (shaded red).

Two adjoining parcels of land are also available - c. 1.6 ha (c. 4 acres) to the south east which is considered suitable for long term promotion (shaded green) and c. 1.5 ha (c. 3.7 acres) of woodland (shaded blue).



For Illustrative Purposes Only

## Land at Canterbury Road

Etchinghill  
Folkestone  
Kent, CT18 8BS

**For Sale**

## Location

Etchinghill is a small village within a wider Area of Outstanding Natural Beauty located approximately 3.5 miles north of the town of Hythe and 1.5 miles south of the village of Lyminge.

Local services in Etchinghill are limited to The Gatekeeper public house, but there are a wider variety of services available in Lyminge 1.5 miles to the north. These currently include a post office, library, bakery, various take away food outlets as well as the Lyminge Church of England Primary School, which was rated 'Good' by at its last Ofsted inspection. A wider range of shops and services, including a Waitrose supermarket, can be found in Hythe.

Folkestone West station is around 4 miles to the south east and provides regular High Speed rail services to London St Pancras with a journey time of around an hour.

## Site Description & Allocation

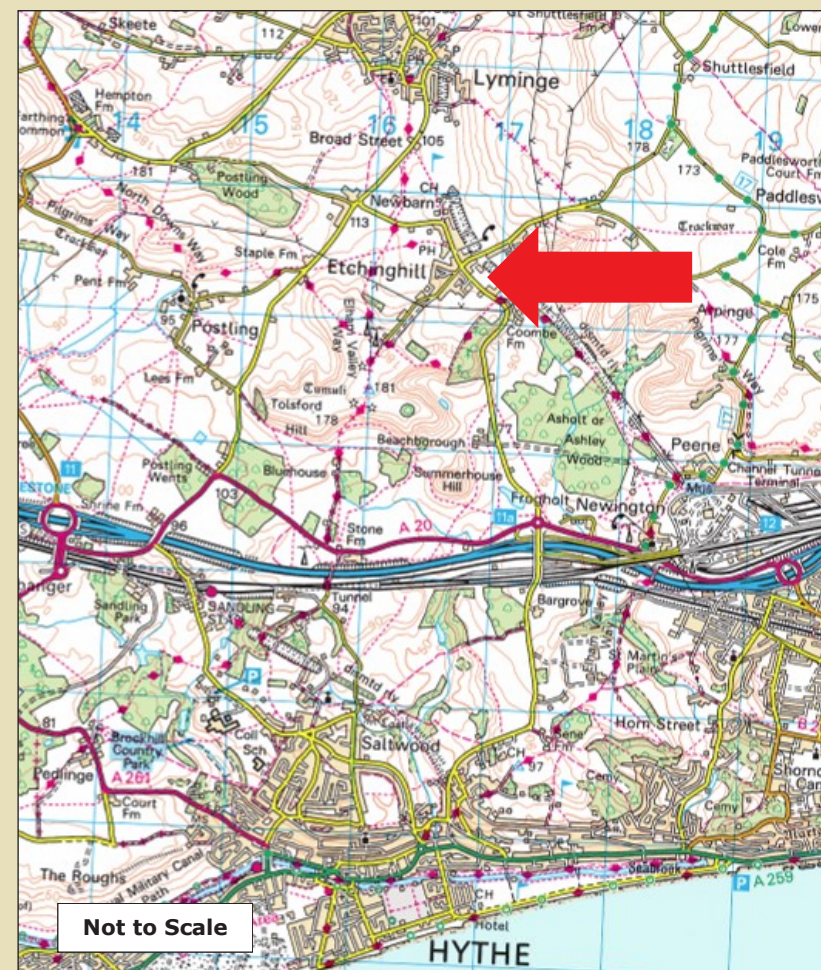
The property is split into three land parcels which share common ownership.

**1. The Nursery** (Outlined red on the Site Plan). This parcel sits adjacent to the southern boundary of the village and extends to c. 1.9 ha (c. 4.7 acres) in size. It is broadly regular in shape, mainly laid to grass with a small area of hardstanding and a couple of agricultural buildings. The land is regularly maintained and there are mature trees and hedgerows to all the boundaries. The existing access is from Teddars Leas Road.

The Nursery land is allocated in the emerging Folkestone & Hythe District Council Local Plan under Policy ND9 for a low density residential scheme, with a suggested capacity of 30 units and a community use, such a small village store.

**2. Land to the rear of the vehicle repair garage, Canterbury Road** (Outlined green on the Site Plan). This parcel extends to c. 1.6 ha (c. 4 acres) and is less regular in shape than the Nursery parcel. It is more heavily wooded, particularly to the south west corner. This land is not allocated for development in the current Local Plan, but it is considered to have medium to longer term potential for promotion for future development.

**3. The Former Railway** (Outlined blue on the Site Plan). This parcel extends to c. 1.5 ha (c. 3.7 acres) and forms the north east border of both the other two parcels. It is a former railway cutting that was decommissioned some time ago and is now covered by mature woodland. Adjacent to the north west is the Etchinghill Tunnel, which is owned and maintained by the Highways Agency Historical Railways Estate. A Right of Way exists across part of the subject site for inspection and maintenance purposes of the Tunnel.



## Existing Access, Land to be Retained and Right Of Way

The existing access from Teddars Leas Road is subject to a Right of Way to allow the Highways Agency Historical Railways Estate access to a former railway tunnel that runs north west of the site for inspection and maintenance purposes.

It is the intention separate the hatched area coloured purple on the Site Plan from the Nursery Parcel and for this part of the site to be retained by the vendor. A temporary Right of Way can be provided for the purchaser to use the access from Teddars Leas Road during the construction of the new access from Canterbury Road should it be required.

It is also the intention to seek a variation to the existing Right of Way to the benefit of the Highways Agency Historical Railways Estate, so they retain the ability to access the former railway tunnel across the Nursery Parcel on a route to be determined by the road layout of the proposed residential development.

## Draft Allocation Extract

### Policy ND9

#### Etchinghill Nursery, Etchinghill

The site is allocated for residential development with an estimated capacity of 30 dwellings, with the provision of a new community use such as a small village store.

Development proposals will be supported where:

1. The proposal achieves the highest quality of design of both buildings and surrounding space and reinforces local rural distinctiveness through layout, design, scale and the use of high quality materials to help maintain the Kent Downs Area of Outstanding Natural Beauty as a special place;
2. Proposals include a landscaping scheme, particularly around the southern boundary, retaining the existing trees and hedgerows unless required for access, to ensure a soft edge to the village and retain its rural character;
3. Open spaces and planting are used to provide a visual link to the countryside and an attractive backdrop to development;
4. At least 1-2 self-build or custom build plots are provided on site in accordance with Policy HB4: Self-build and Custom Housebuilding Development;
5. Primary vehicle access is onto Canterbury Road, with suitable visibility splays provided and widening where appropriate;
6. New footpaths, crossing points and measures to calm traffic are provided to link in with the existing public rights of way network;
7. The archaeological potential of the land is properly considered and appropriate archaeological mitigation measures are put in place;
8. The design of the development minimises effects on the setting of the nearby Listed Buildings;
9. Mitigation and enhancement measures are provided to avoid adverse effects on the Folkestone to Etchinghill Escarpment Site of Special Scientific Interest;
10. Appropriate contributions are made towards a new public bridleway along the alignment of the old railway line between Lyminge and Etchinghill and healthcare improvements at the New Lyminge Surgery through a Section 106 agreement;
11. A connection is provided to the local sewerage system at the nearest point of adequate capacity, in collaboration with the service provider, and
12. Access is maintained to the existing underground sewerage infrastructure for maintenance and up-sizing purposes.

## Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

## 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.

## Further Information

Further information is available to download from [www.rpclangandnewhomes.co.uk](http://www.rpclangandnewhomes.co.uk) and includes a site plan and the full extract from the Draft allocation.

## Viewing Arrangements

If you would like a walkover of the Nursery parcel and Land to the rear of the vehicle repair garage, please contact the agent to make the necessary arrangements. The Former Railway Land is currently inaccessible.

## Offers

It is the vendors preference to dispose of all three parcels to one purchaser, but consideration will be given to disposing of a single parcel or a combination of the three.

We anticipate a straightforward conditional, subject to planning, offer for the Nursery parcel with an agreement of a reasonable length to allow a planning application to be pursued.

We anticipate agreeing a longer term Option or Promotion Agreement in respect of the Land to the rear of the vehicle repair garage parcel. All necessary rights will be reserved to allow this parcel unfettered access and servicing from the Nursery parcel if required at a future date.

The topography of the Former Railway land suggests it has limited immediate or longer term development potential and is offered should it be required. If this is not of interest it will likely be marketed separately once planning permission has been secured at the Nursery site .

The site is offered by way an Informal Tender and the closing date for offers is **Friday 26<sup>th</sup> March 2021**. All bids should be submitted by email to Graeme Dowd at [g.dowd@rpcland.co.uk](mailto:g.dowd@rpcland.co.uk) and must include the following:

1. Your offer
2. Details of your proposed scheme, planning strategy and proposed timescales
3. Long term promotion strategy and proposed timescales
4. Due diligence required prior to an exchange of contracts
5. Confirmation of the availability of funds.

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(s).

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

## Agents Details

For further information please contact the agents:

### **Graeme Dowd**

RPC Land & New Homes

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Rochester

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