

5 Whitstable Road
Canterbury
CT2 9EA

£375,000 Freehold



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Canterbury, CT2 9EA

Guide Price £375,000

A rare opportunity to purchase a building plot with planning permission granted for a pair of four bedroom semi-detached family homes. The existing building on site is to be demolished by the current owner, leaving the site ready for development.

Full planning details can be seen on the Canterbury City Council website under planning reference no. CA/25/00831/FUL.

Rough Common is exceptionally well positioned for access to some of the area's most sought after amenities. The highly regarded Blean Primary School is just a quarter of a mile away, making the finished properties particularly attractive to families, while both St Edmund's School and Kent College are within easy reach. Canterbury's renowned grammar schools are also readily accessible, together with the University of Kent. The surrounding area is ideal for those who enjoy the outdoors, with the ancient RSPB Blean Woods nearby offering extensive walking and cycling routes through some of Kent's most beautiful woodland.

Excellent transport connections further enhance the property's appeal. Regular bus services provide convenient access to both Canterbury and the coastal town of Whitstable, while Canterbury West station is



Rights of Way, Wayleaves and Easements: The property is sold to and with the benefit of all existing covenants, wayleaves and rights of way whether public or private specifically mentioned or not.

Tenure and Possession: Freehold with vacant possession on completion.

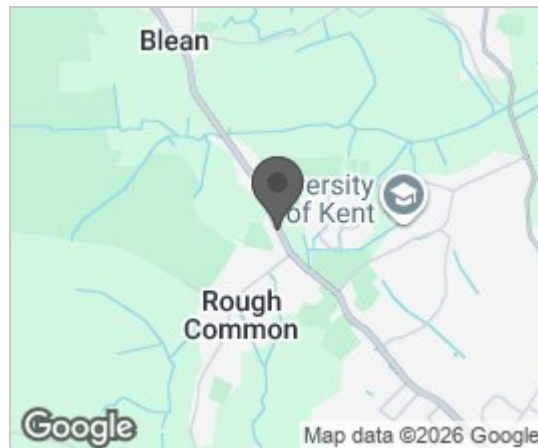
Boundaries and Acreages: The purchaser must satisfy themselves of the location of all the boundaries from their own inspection and from the Land Registry plans available. Areas are quoted for guidance purposes only and are given without responsibility which should not be relied upon as fact.

Purchaser Identification: In accordance with Money Laundering Regulations we are now required to obtain proof of identification of funds prior to agreeing a sale.

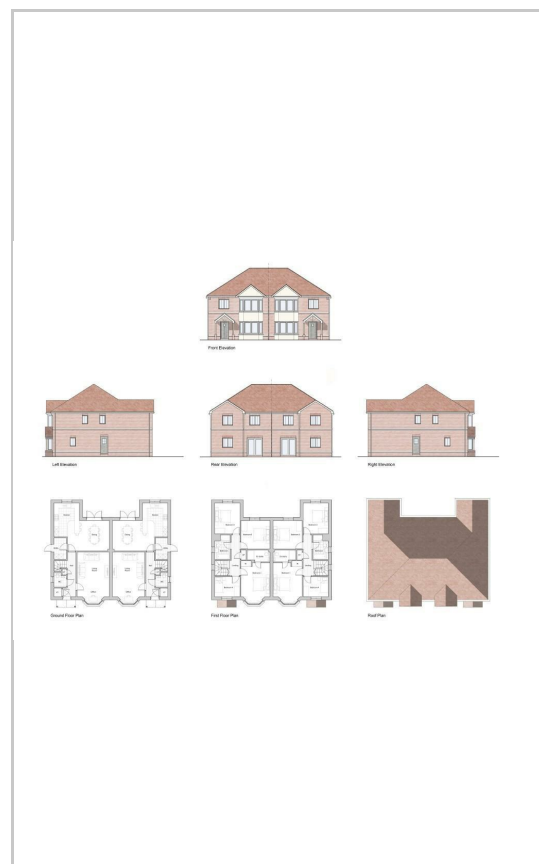
Viewing: Strictly by confirmed appointment with the agents - email canterbury@finns.co.uk. If you are unsure about any details please speak to Finn's on 01227 454111.

Date: These particulars were prepared in June 2026.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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