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The Rookery, Durlock Road, Staple, Canterbury, Kent, CT3 1JU

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## The Rookery, Durlock Road, Staple, Canterbury, Kent, CT3 1JU

**£925,000 Freehold**

The Rookery is an extremely rare opportunity to purchase a substantial detached five bedroom farmhouse, complete with a plot of land to the left-hand side with full planning permission granted for the erection of a new four-bedroom detached home, plus an additional 9.3 acres of agricultural land to the rear.

Set along a quiet country lane and surrounded by beautiful open countryside and farmland, this unique offering provides exceptional potential for multi-generational living, those looking to build their own home, investment, or those seeking a rural lifestyle with extensive grounds.

- Detached five bedroom farmhouse
- 9.3 acres of agricultural land to the rear
- Additional plot with full planning permission granted for a new build four bedroom detached house
- No chain
- Wonderful rural views
- Lots of potential for modernisation & improvement

The Rookery is a charming and characterful farmhouse offering spacious and versatile accommodation, with ample scope to modernise and create a home tailored to individual tastes while retaining its rustic appeal. With far-reaching countryside views and generous internal spaces, the property has all the potential to become a truly stunning family home.

The inclusion of the adjoining plot - with full planning permission already granted for a new-build four-bedroom detached home adds significant value and opportunity. Whether developed for family use or future investment, this is a noteworthy asset rarely found alongside an established farmhouse.

The property also includes 9.3 acres of agricultural land to the rear, which forms part of the same title and lies directly behind the farmhouse.



Staple is a delightful rural village with a strong sense of community. Its historic Saxon church, active village hall with events such as the ever-popular Staple Country Fayre and The Black Pig pub & restaurant all contribute to its welcoming charm. The surrounding countryside offers miles of walking routes and unspoilt scenery.

Nearby larger villages, including Ash and Wingham, provide a range of amenities such as a general store, doctor and dentist surgeries, pharmacy, and newsagents. Well-regarded primary schools can be found in Wingham, Goodnestone, and Ash, while both Sandwich and Canterbury offer excellent Grammar and private secondary schooling options.

Opportunities of this calibre in the village of Staple are exceptionally rare - making The Rookery, with its additional building plot and extensive land, a truly remarkable and exciting prospect.

Full details of the planning can be found on the Dover Council planning portal under reference DOV/21/01714 (S73) or by searching the post code: CT3 1JU

**Agent's Note:** An overage is applied to the agricultural land to the rear for 25 years for 25% of the uplift in value if the land were ever to be residentially or commercially developed.

**Viewing:** By appointment through Finn's, Canterbury.  
Tel: 01227 454111

**Services:** Mains gas, electricity, water & drainage.

**Council Tax:** The Rookery band 'F' according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

**Date:** These particulars were prepared on 19/11/25 and amended on 10/6/26



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	66	
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		





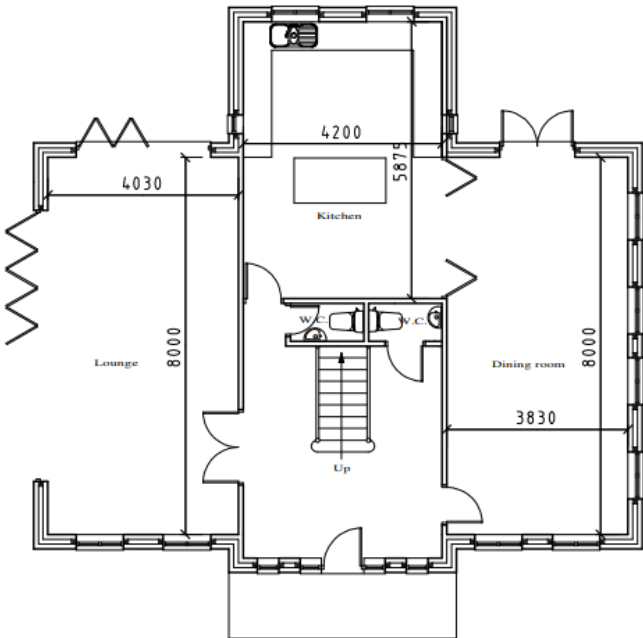
**Front Elevation**



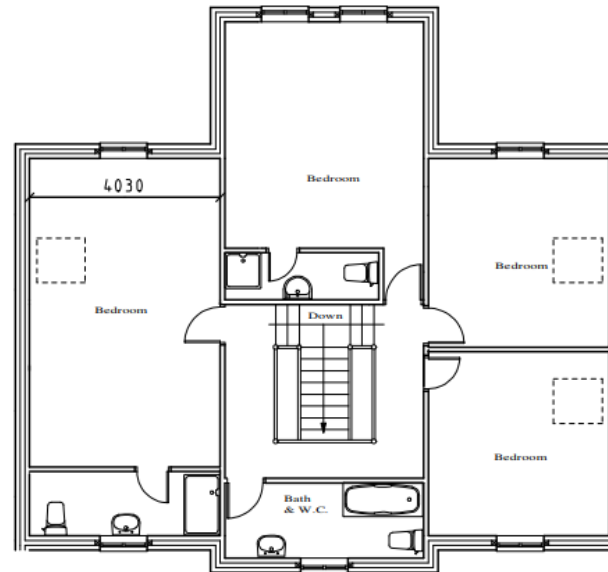
**Side Elevation**



**Rear Elevation**



**Ground Floor Plan**



**First Floor Plan**

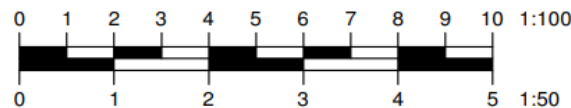
**Plans for the new build property.**

Full details of the planning can be found on the Dover Council planning portal under reference **DOV/21/01714 (S73)** or by searching the post code: **CT3 1JU**

**Notes**  
 All windows and doors to be of timber construction and set back in the reveals by 100mm.  
 Roof tiles to be solar tiles  
 Timber cladding  
 Brick design to be agreed later.  
 A 7kW 32amp OLEV to be provided in the garage.

**AMENDMENTS 'A'**  
 Garage and garden room removed from the plan  
 A detached double garage shown.

**'B'**  
 Front extension taken back to 500mm from main house. Rear extension move back to compensate. Cladding added to all first floor walls.

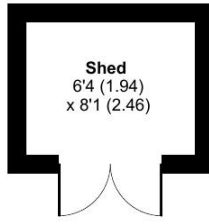








**The Rookery**

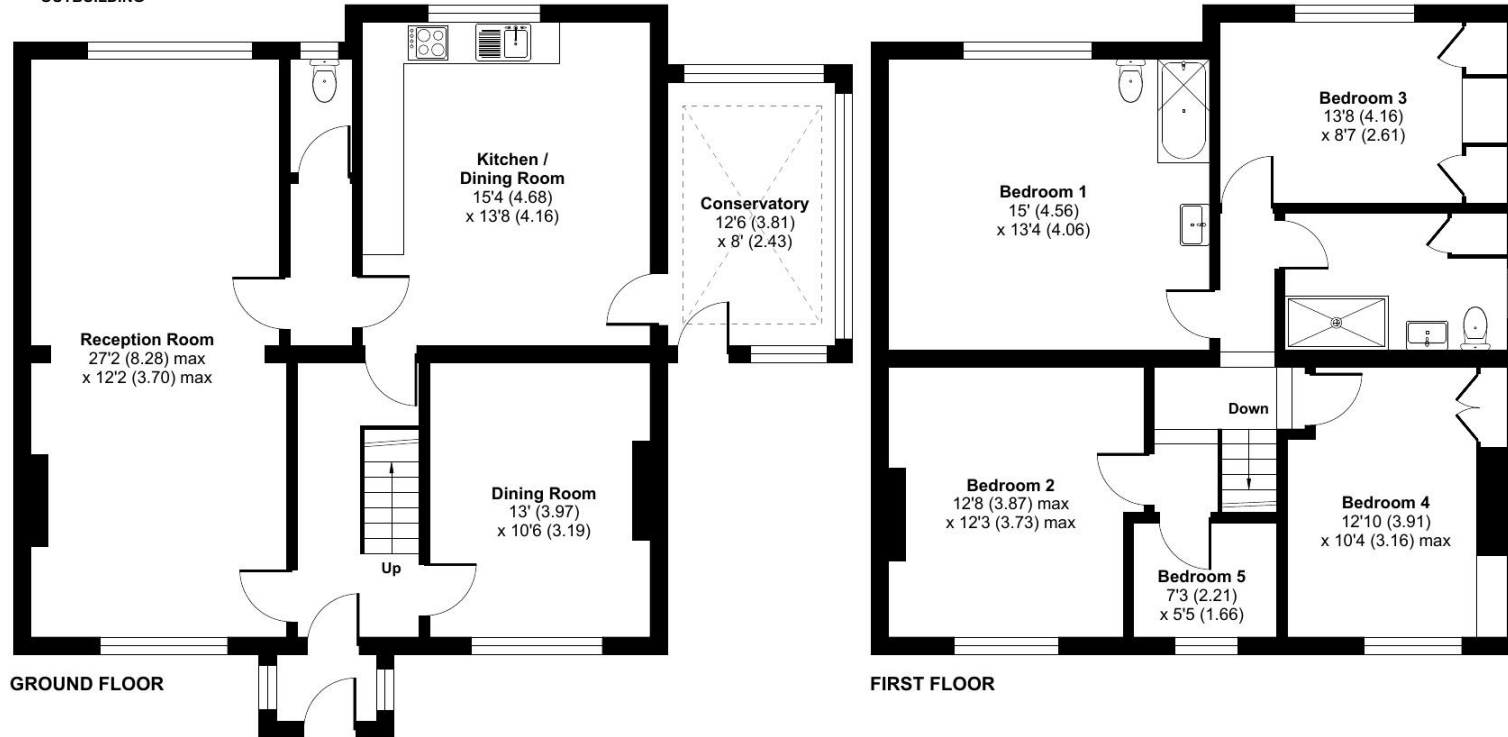


**Garden**  
Approximate  
90'10 (27.68)  
x 88'10 (27.08)



Approximate Area = 1789 sq ft / 166.2 sq m  
Outbuilding = 51 sq ft / 4.7 sq m  
Total = 1840 sq ft / 170.9 sq m  
For identification only - Not to scale

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Finns. REF: 1331651

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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