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Former Campsite, St Nicholas at Wade, Birchington, Kent CT7 0NH

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Former Campsite, Court Road, St Nicholas at Wade Birchington, Kent CT7 0NH

A 1.15 Hectare Greenfield Site With Detailed Planning Consent for 13 Dwellings

Situated

The site is on the northern edge of the village of St Nicholas at Wade on the Isle of Thanet, conveniently located for the A299 Thanet Way dual carriageway, leading to the M2 at Faversham. Railway stations are at Birchington (3½ miles) and Faversham (18 miles) with services to London Victoria and St Pancras. Thanet Parkway (6½ miles) has a high speed service to London St Pancras in just over 70 minutes. Local services between Canterbury & Ramsgate stop at Minster (4½ miles).

The village of St Nicholas at Wade is a thriving settlement centred around its historic village core with two pubs, a village store, historic church and primary school. Canterbury (10½ miles) and the Isle of Thanet towns all have excellent schooling for all ages and abilities. The north Kent coastline is a short distance away. Westwood Cross shopping centre is 8½ miles distant.

Description and Site Area

This 1.15 hectare (2.84 acres) site comprises a single level field, formerly a campsite and adjoining farmland. It is located on the edge of the village with an open aspect but close to the school and community facilities of the village. The site is shown edged red on the plan.

Planning

Thanet District Council granted detailed planning consent for 13 dwellings (reference: F/TH/25/0319) on 11th June 2026.

The layout provides a mix of two, three, four and five-bedroomed dwellings. The site has been designed with sympathetic landscaping and vernacular materials. The access onto Court Road is to be relocated with improvements to the public footpath, forming part of the Section 106 Agreement. Biodiversity Net Gain (BNG) will be met through a combination of on site and off site provision. The off site provision is provided on land which is also owned by the landowner and will be included in the sale. A plan is available in the information pack.

The Section 106 Agreement confirms the contributions which will be payable and the improvements to the pavement leading into the village. A copy of this is available in the Data Vault.

Thanet District Council – 01843 577000 – www.thanet.gov.uk



Additional Information

Access to the data vault is available on request – n.rooke@finns.co.uk – which contains all the planning documentation. This information is also held on the Thanet District Council website.

All the plans and images are produced by courtesy of Clague Architects. Mayler Colloton - maylercolloton@clague.co.uk (01227 762060) will be pleased to assist the new owner in dealing with building regulations approval or any other matters.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing covenants, wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

Services

No capacity checks have been undertaken for any services. Southern Water plans show the proximity of the main sewer in Court Road. Mains water and electricity are nearby but Purchasers should make their own investigations.

Method of Sale

The property is to be offered for sale by Private Treaty with the right reserved to take the property to auction, formal or informal tender at a later date.

Guide Price

Offers are invited in the region of £1,350,000 (excluding VAT) and will need to be accompanied by proof of funds, the buyer's ID and proof of address, board approval process (if appropriate) and solicitor's details.

VAT

An option to tax will be made in respect of this property and VAT at the prevailing rate will be payable on the purchase price.

Covenants

The land is to be sold subject to the covenants detailed below:

- a. The Vendors will be retaining access through the site to their retained land over the trackway which the Purchaser will be required to construct between Plots 7 and 8. Access must be available during construction.
- b. To carry out the development in accordance with the planning consent F/TH/25/0319 and to seek the Vendors' (or their successors in title) written approval to any alterations or any subsequent extensions or outbuildings. The Purchaser and their successors in title will be responsible for any professional fees payable by the Vendors involved in dealing with any such approvals.
- c. The Purchaser will be responsible for fencing any of the boundaries with the Vendors' retained land to specifications to be agreed.
- d. None of the completed properties will be used for any purpose other than as a single private dwelling or carry on any trade or business at the property save that the use of a home office in the property shall not be in breach of this covenant.
- e. Not to use the property for any noisy, offensive, illegal or immoral purpose.
- f. Not to do anything at the property that would cause loss, damage, injury, nuisance, annoyance, disturbance or inconvenience to the Vendors or the owners or occupiers of any neighbouring property or to any other person.
- g. The BNG site will be subject to covenants restricting its use for BNG arising from F/TH/25/0319.

Viewing: Strictly by prior appointment through Nicholas Rooke, Finn's Canterbury – 01227 454111, email: n.rooke@finns.co.uk.





Consumer Protection Regulations:

We have not carried out a survey and are not in a position to express a view on the condition of any property which we are offering for sale. Messrs. Finn's for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Messrs. Finn's has any authority to make or give any representation or warranty whatever in relation to this property.

Agent's Note:

1. 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.
2. The Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
3. The particulars of this property were revised in September 2026.

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FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

