

Land Adjacent to Fleet Farm
Cottages Richborough Road
Canterbury
Kent
CT3 2NJ

Finns
2 Market Street
Sandwich
Kent
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£165,000 per annum

www.finns.co.uk 01304 612147



Situated

The site is situated off Cooper Street Drove, Ash, in a rural location between Sandwich and Canterbury. The property extends to approximately 1.27 acres (0.51 hectares) and occupies a peaceful countryside setting surrounded by agricultural land and drainage ditches characteristic of the Ash Levels. The site lies approximately 2 miles from Sandwich, 10 miles from Canterbury and 8 miles from Ramsgate, with convenient access to the A256 and A299 Thanet Way, providing connections to the wider East Kent area and the national motorway network.

The surrounding area is popular with visitors due to its proximity to the historic Cinque Port of Sandwich, the East Kent coast, several championship golf courses including Royal St George's, Prince's and Royal Cinque Ports, together with a range of walking and cycling routes across the Kent countryside.

Directions

From Sandwich, proceed north-west on Richborough Road (A257) towards Ash. Upon reaching Ash, turn into Cooper Street Drove where the site will be found after a short distance. The property is located on the western side of the road. The nearest postcode is CT3 2NJ.

Description

The property comprises a parcel of land extending to approximately 1.27 acres (subject to survey). Historically planted as ash coppice, the site has been substantially cleared following ash dieback and now comprises open grassland interspersed with retained trees and established boundary planting.

The site benefits from planning permission for a rural tourism development comprising nine shepherd's hut holiday units together with associated access, parking and landscaping.

The Development as Consented Includes:

- 9 Shepherd's Hut Holiday Accommodation Units
- New Vehicular Access from Cooper Street Drove
- Parking for 10 Vehicles
- Internal Footpaths and Access Routes

The approved scheme has been designed to provide a low-density holiday accommodation development that integrates with its rural surroundings whilst creating an attractive tourism opportunity within a popular visitor destination.

Planning

Planning permission has been granted by Dover District Council under reference 25/00353 for the change of use of land for the stationing of 9 mobile shepherd's huts as holiday accommodation, together with access, parking and landscaping. An information pack including the approved plans, Decision Notice, and other supporting documentation is available on request from the Agents e-mail r.murphy@finns.co.uk.

Method of Sale

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

Tenure

Freehold with vacant possession on completion.

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.

Services

Mains electricity and water are understood to be available nearby. Drainage is to be provided via a private system (subject to design and approval). Interested parties should make their own enquiries regarding service connections.

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 Agent email r.murphy@finns.co.uk or 01304 612 147 (Option 3). If you are unsure of any of the details, please speak to Reuben Murphy.

Agent's Note: The Agent has not tested any apparatus, equipment, fixtures, fittings or services including central heating system, electrical appliances and burglar alarm, if any, and so cannot verify they are in working order, or fit for their purpose, neither has 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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 ONE
01843 848230

