

Building Plot Potten Street
Birchington
CT7 0QR

£105,000 Freehold



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Birchington, CT7 0QR

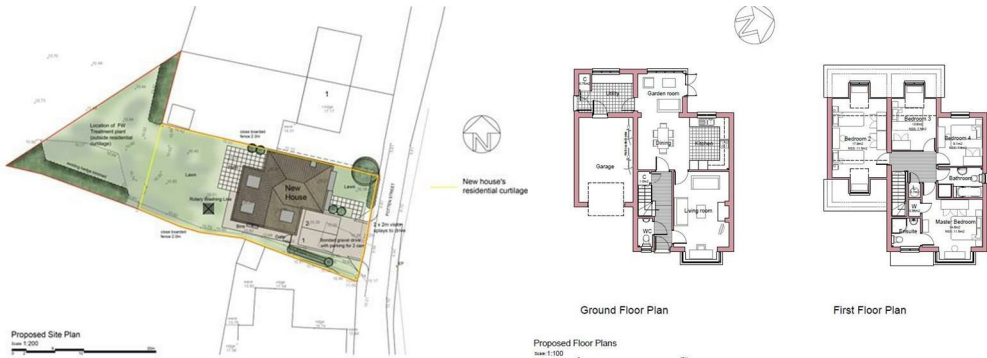
By Auction £105,000

For sale by auction with Clive Emson Auctioneers on 24th September 2026.

Pre Auction Guide Price - £100,000 to £105,000

An attractive self-build development opportunity for a detached four bedroom house in a convenient semi-rural location.

Situated: The plot sits on the outskirts of the village of St Nicholas at Wade opposite farmland. St Nicholas at Wade benefits from a post office, a primary school and two public houses. Potten Street is only 6 miles from the newly constructed Thanet Parkway Station which has a high-speed train service to London St Pancras. Potten Street is almost equidistant from Ramsgate and Canterbury, both of which have a full range of shopping, education and leisure facilities.



Tenure and Possession: Freehold with vacant possession on completion. HM Land Registry Title Number TT169940.

All drawings courtesy of Kube Architecture, Cliftonville, Kent.

Covenants: The land was originally sold subject to the restrictive and positive covenants detailed below, which the new buyer will have to abide by:

- a. Not to use the property for any purpose other than as a single private dwelling or carry any trade of business at the property provided that the use of the home office shall not be in breach of this covenant.
- b. Not to use the property for any noisy, offensive, illegal or immoral purpose.
- c. Not to do anything at the property that would cause loss, damage, injury, nuisance, annoyance, disturbance or inconvenience to the transferor or the owners or occupiers of any neighboring property or to any other person.
- d. There is a fencing obligation on the new purchaser to fence any boundaries with the vendors retained land.
- e. To carry out the development in strict accordance with the original planning consent and to seek the transferors' written approval to any alterations to this or any subsequent extensions or outbuildings – this was subsequently varied to allow the current vendor's revised plans.
- f. The purchaser must make a new connection to the main water supply in Chambers Wall to the prevailing water industry standards. The vendors reserve a right to lay a further twelve pipes in this trench.

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.

Boundaries and acreages: The purchaser must satisfy themselves of the location of all 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 and funds prior to agreeing a sale.

Viewing: Strictly by confirmed appointment with the agents. If you are unsure about any details, please contact Finn's using the number or email address given in the brochure.

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; (iii) no person in the employment of Finn's has any authority to make or give any representation or warranty whatever in relation to this property.

Agent's Notes

- 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 has not 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. These particulars were produced in May 2026.
- 4. In accordance with Section 21 of the Estate Agent Act 1979, we declare that a member of staff has an interest in this property.

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01277 454111
Lettings: 01227 452111

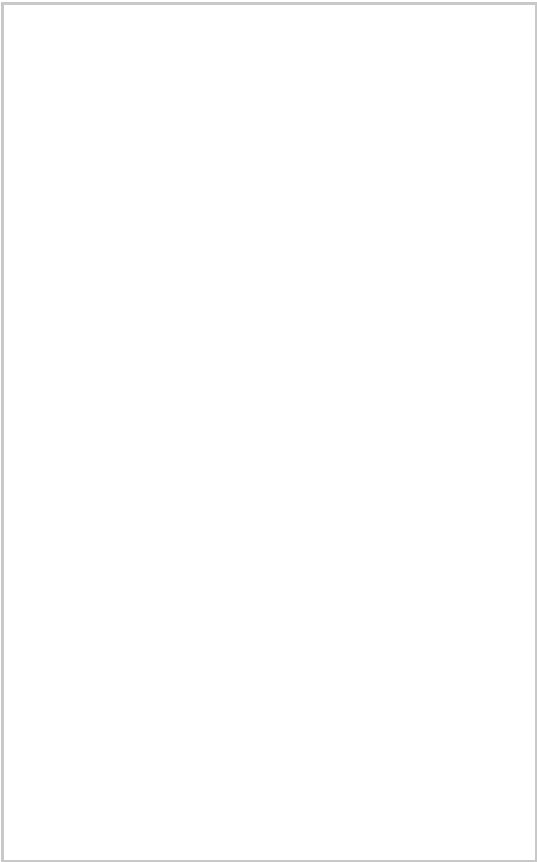
FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

Area Map



Floor Plans



Energy Efficiency Graph

