



since 1865

Materials

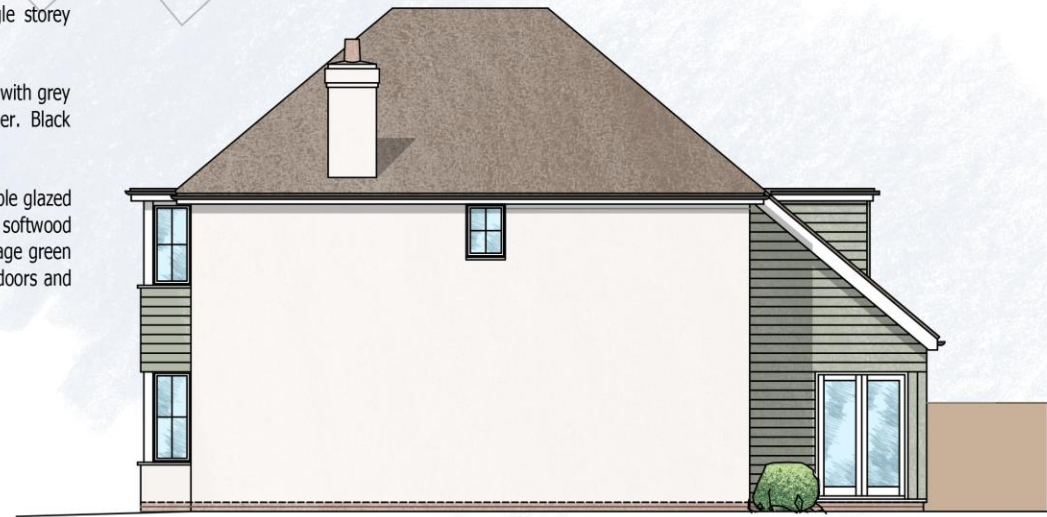
Walls - Chalk white render with grey green weatherboarding to single storey projections.

Roofs - Plain tiles to main roofs with grey single ply membrane to dormer. Black UPVC rainwater goods.

Joinery - Sage green UPVC double glazed casement windows with softwood painted front and side doors. Sage green UPVC double glazed casement doors and glazed screen to rear.



Front Elevation (east)



Side Elevation (north)

Building Plot, Potten Street, St Nicholas at Wade Birchington, Kent, CT7 0QR

Guide Price £175,000 - Freehold

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.

Directions: From Canterbury leave the city on the A28. Pass through Sturry, Hersden, Upstreet and Sarre. On leaving the St Nicholas at Wade roundabout take the second exit onto Potten Street Road. Travel along Potten Street Road for 1.2 miles and then take a right-hand turn into Potten Street. The development plot is then on your left-hand side before you reach 1 New Street Cottages. What3Words: ///changing.steam.cuff

Description: The site is currently a garden / parking area with farmland to the front and rear.

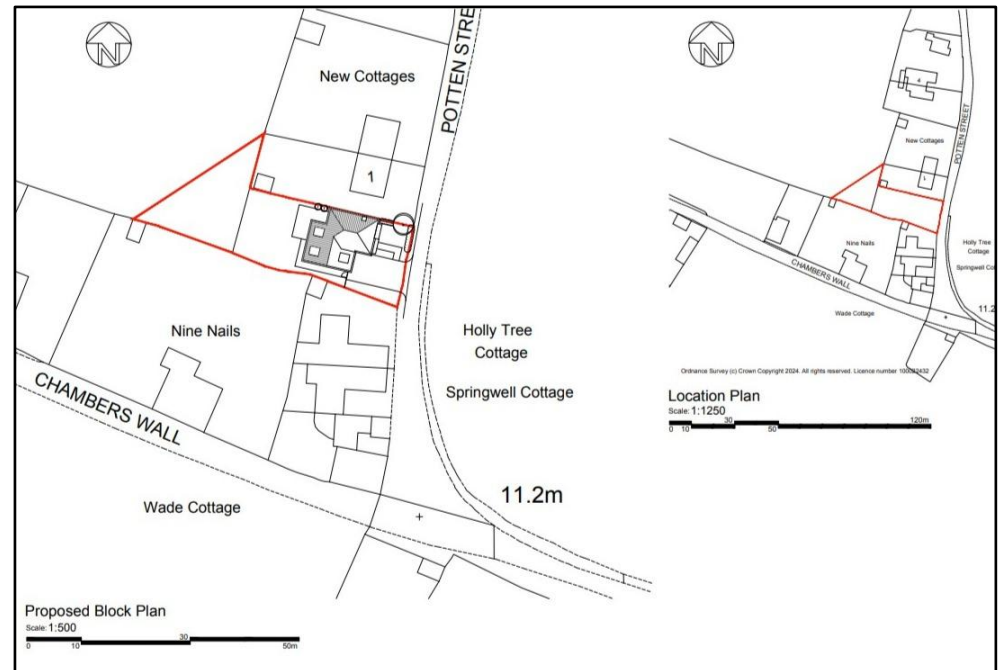
Full Planning Consent has been granted for the erection of a four-bedroom detached house (Ref: **F/TH/24/1041**). The proposed accommodation includes a kitchen/dining room, garden room, living room, utility room, cloakroom, and garage. Upstairs, will comprise a master bedroom with an ensuite, a further three bedrooms and a family bathroom. Overall plot size of about 0.12 acres.

Planning: Thanet District Council granted consent for the erection of the dwelling on the 4th February 2025. An information pack including the approved plans, decision note and other supporting documentation is available upon request from the agents – email: canterbury@finns.co.uk Any plans produced are courtesy of the architect.

Method of Sale: The property is offered for sale by Private Treaty.

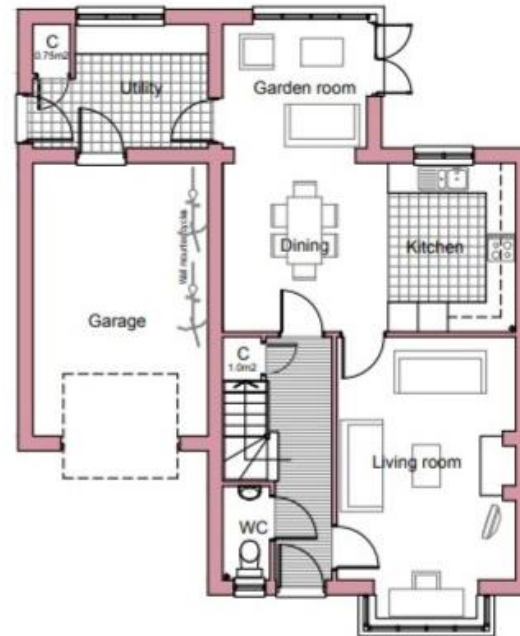
Tenure and Possession: Freehold with vacant possession on completion. HM Land Registry Title Number TT169940.

All drawings courtesy of Kube Architecture, Cliftonville, Kent.

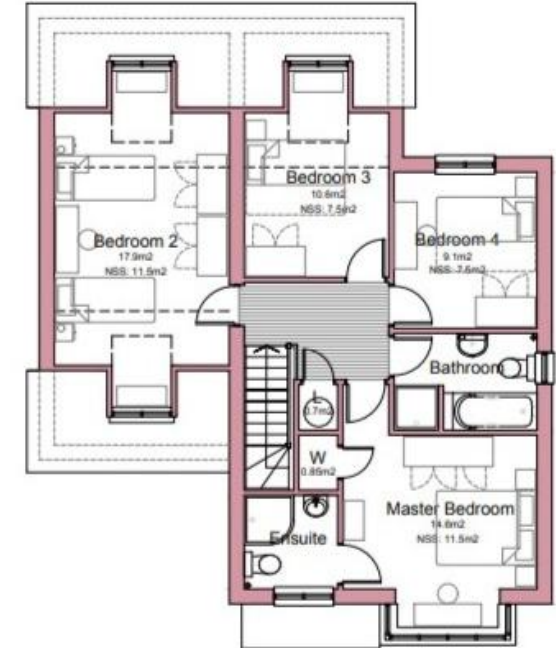


Covenants: The land was originally sold subject to the restrictive and positive covenants detailed below, which the new buyer will have to abide by:

- 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.



Ground Floor Plan



First Floor Plan

Proposed Floor Plans

Scale: 1:100



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.

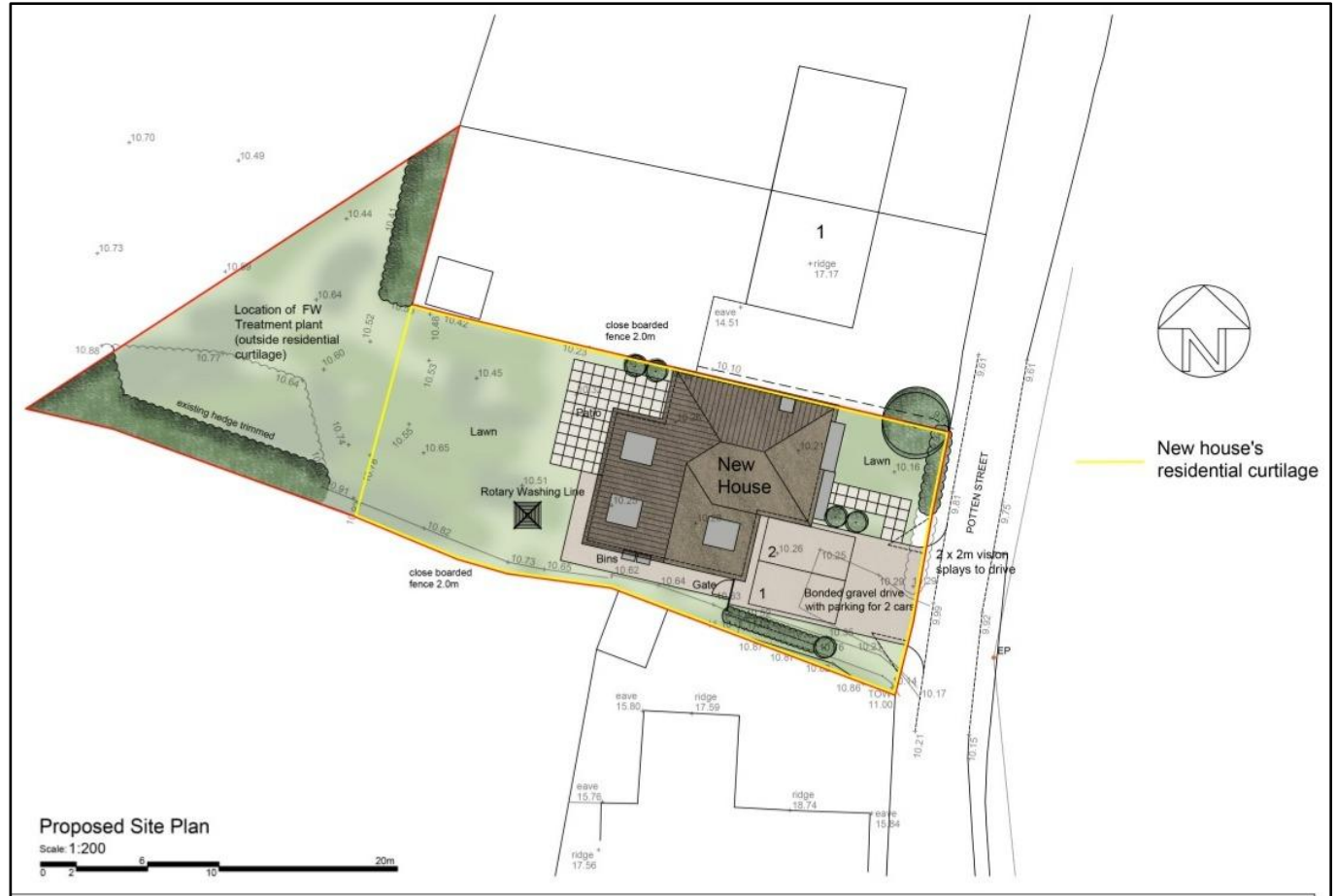
Viewing: Strictly by confirmed appointment with the agents - email canterbury@finns.co.uk. If you are unsure about any details please speak to Finn's on 01227 454111.

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.

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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