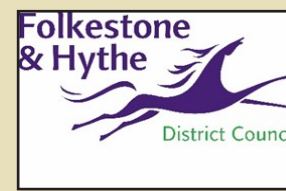


On the instructions of Folkestone & Hythe District Council



An attractive Greenfield Site overlooking open countryside with outline planning consent for 19 dwellings and extending to approx.2.1 H/A (5.12 acres)

Site looking north



Library Picture



Site outlined in red

Land at Fernfield Lane

Hawkinge
Kent
CT18 7AW

For Sale

Site Description

The site extends to approx. 2.1 H/A (5.12 acres) with a substantial frontage to Fernfield Lane and is situated on the North east edge of the built-up area of East Hawkinge Sloping from North to South we understand the site which has been empty for a few years and is of rough pastureland with areas of woodland to the South East & South West boundaries.

Location

The site is located on the edge of the built-up area of Hawkinge East and in an area of outstanding natural beauty with pleasant views over open countryside to the north, large play area to the South and woodland to the South East. There is also a waste disposal plant to the north eastern boundary.

Hawkinge once a small rural village has grown substantially over the last 20 years or so and has now become a town with a population of over 9000.

The centre provides good shopping facilities with the general area having 2 primary schools, church, varied rural pursuits and of course the Kent Battle of Britain museum.

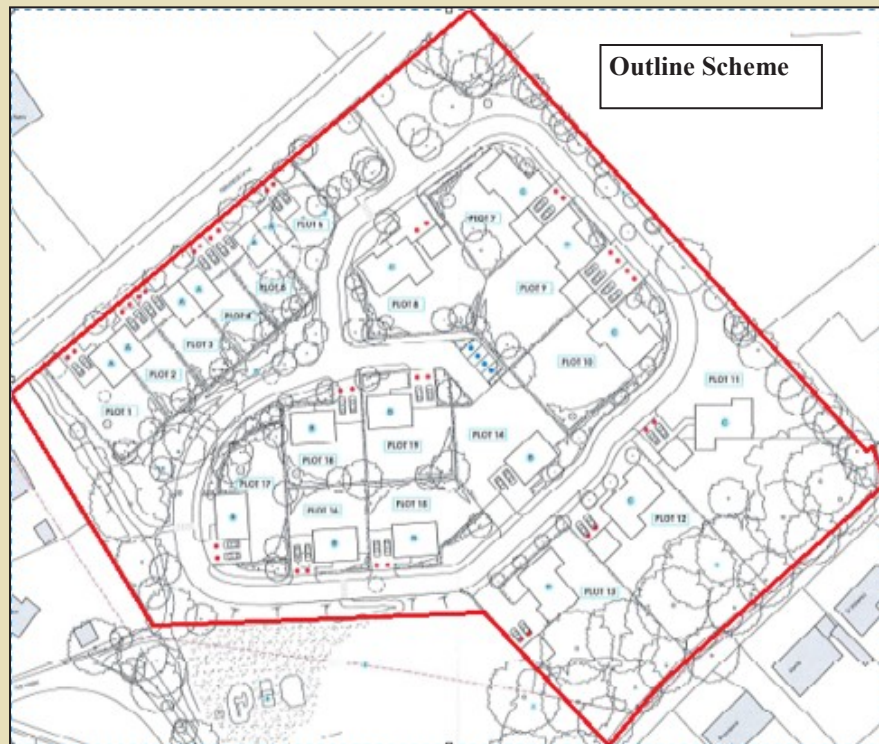
Excellent road services provide easy access to the Channel tunnel, M20 to the county town of Maidstone and onwards to London. Canterbury is only some 16 miles distance via the A260 and Dover Road A2 whilst the substantially regenerated town of Folkestone is only some 3 miles distance providing a vibrant seaside atmosphere with many excellent amenities.



Planning Information

Outline planning consent was granted by Dover District Council under ref nos Dov/16/01450 dated 21st December 2018 for a scheme of 19 dwellings. The scheme has a requirement of 30 per cent affordable housing which it is proposed the 6 semi-detached houses fronting Fernfield Lane will be of shared ownership tenure.

The consent is subject to a section 106 Agreement dated 21st December 2018. (A copy may be downloaded from our website) They buyer will be responsible for all section 106 costs.



Services

Service enquiries have been made to the relevant statutory authorities and these will be made available in due course

VAT

The sellers have elected not to charge VAT on the sale.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

Price

Offers Invited for the freehold subject to contract

Overage

The owners will require an overage on £/sq ft basis above that which parties have assumed the square footage for the outline scheme and on which they have based their offer.

Japanese Knotweed

Japanese Knotweed was found on a small part of the site and we understand this was treated by the owners in Autumn 2017 and again Autumn 2018

Method of Sale

- The site is offered for sale by informal Tender
 - Offers should be submitted in writing at the Sellers' sole agents offices or by email no later than noon on 29th July 2020
 - Please submit your offer to Peter Randall at 158 High Street, Tonbridge, Kent, TN9 1BB or email p.randall@rpcland.co.uk
- In making your offer please advise the following:-
- 1) Amount offered on assumed gross internal sq ft basis
 - 1a) Amount offered on an overage basis over the assumed gross internal measurements under 1 above
 - 2) How the purchase is to be funded
 - 3) The name and address of your solicitors
 - 4) Any conditions you would need to attach to your offer
 - 5) Any site investigations or other due diligence needed to be carried out prior to an unconditional exchange of contracts

Please note the Sellers' reserve the right not to accept the highest or any bid made for the site.

Viewing

The site may be viewed via Fernfield Lane or access may be gained from Stombers Lane through the recreation ground and play area.
The agents hold a key for gate access

Agents Details

Peter Randall

01732 363633

P.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

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