



Development Site at  
**Freeman's Yard**  
Whitstable

# Freeman's Yard, Whitstable

## Development Site at Freeman's Yard, Belmont Road, Whitstable, Kent CT5 1QJ

A rare and exciting opportunity to acquire a residential development site in central Whitstable, within close proximity to the town centre, station and seafront.

The site is being sold with the benefit of approved planning permission (*subject to conditions*) for the demolition of the existing commercial buildings and erection of ten townhouses, each with three bedrooms, two bathrooms (*one en-suite*), two allocated parking spaces, garaging and gardens.

The scheme has been sympathetically designed to incorporate the traditional vernacular of the surrounding buildings, whilst giving the proposed new dwellings a modern aesthetic with use of contemporary external materials, including coloured render and boarding, rain-screen cladding, aluminium windows and tiled roofs.

Further information is available on the Canterbury City Council website; [www.canterbury.gov.uk/planning](http://www.canterbury.gov.uk/planning) under reference CA//17/00682.

### Location

Belmont Road is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour.

The mainline railway station is just 600 metres distant, providing fast and frequent links to London (*Victoria*) approximately 80mins. The high speed Javelin service provides access to London (*St Pancras*) with a journey time of approximately 73mins.

The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### Agent's Note

The eventual purchaser of the site agrees to use the name 'Freeman's Yard' when naming the completed development (subject to approval from Canterbury City Council).

### Proposed Dwellings

Gross Internal Floor Area

Plot	Accommodation	Parking	(sq m)	(sq ft)
1	3 bedrooms, 2 bathrooms (1 en-suite), first floor garden deck	2 allocated spaces (undercroft) + garage	167.3	1790
2	3 bedrooms, 2 bathrooms (1 en-suite), first floor garden deck	2 allocated spaces (undercroft) + garage	192.9	2064
3	3 bedrooms, 2 bathrooms (1 en-suite), first floor garden deck	2 allocated spaces (undercroft) + garage	162.5	1739
4	3 bedrooms, 2 bathrooms (1 en-suite), balcony, garden	2 allocated spaces + garage	151.3	1619
5	3 bedrooms, 2 bathrooms (1 en-suite), balcony, garden	2 allocated spaces + garage	151.3	1619
6	3 bedrooms, 2 bathrooms (1 en-suite), balcony, garden	2 allocated spaces + garage	151.3	1619
7	3 bedrooms, 2 bathrooms (1 en-suite), balcony, garden	2 allocated spaces + garage	151.3	1619
8	3 bedrooms, 2 bathrooms (1 en-suite), balcony, garden	2 allocated spaces + garage	151.3	1619
9	3 bedrooms, 2 bathrooms (1 en-suite), balcony, garden	2 allocated spaces + garage	151.3	1619
10	3 bedrooms, 2 bathrooms (1 en-suite), balcony, garden	2 allocated spaces + garage	151.3	1619
<b>Total:</b>			<b>1581</b>	<b>16926</b>



D A O R 20 T B E L M O T

site

ACCESS TRACK

existing access reused

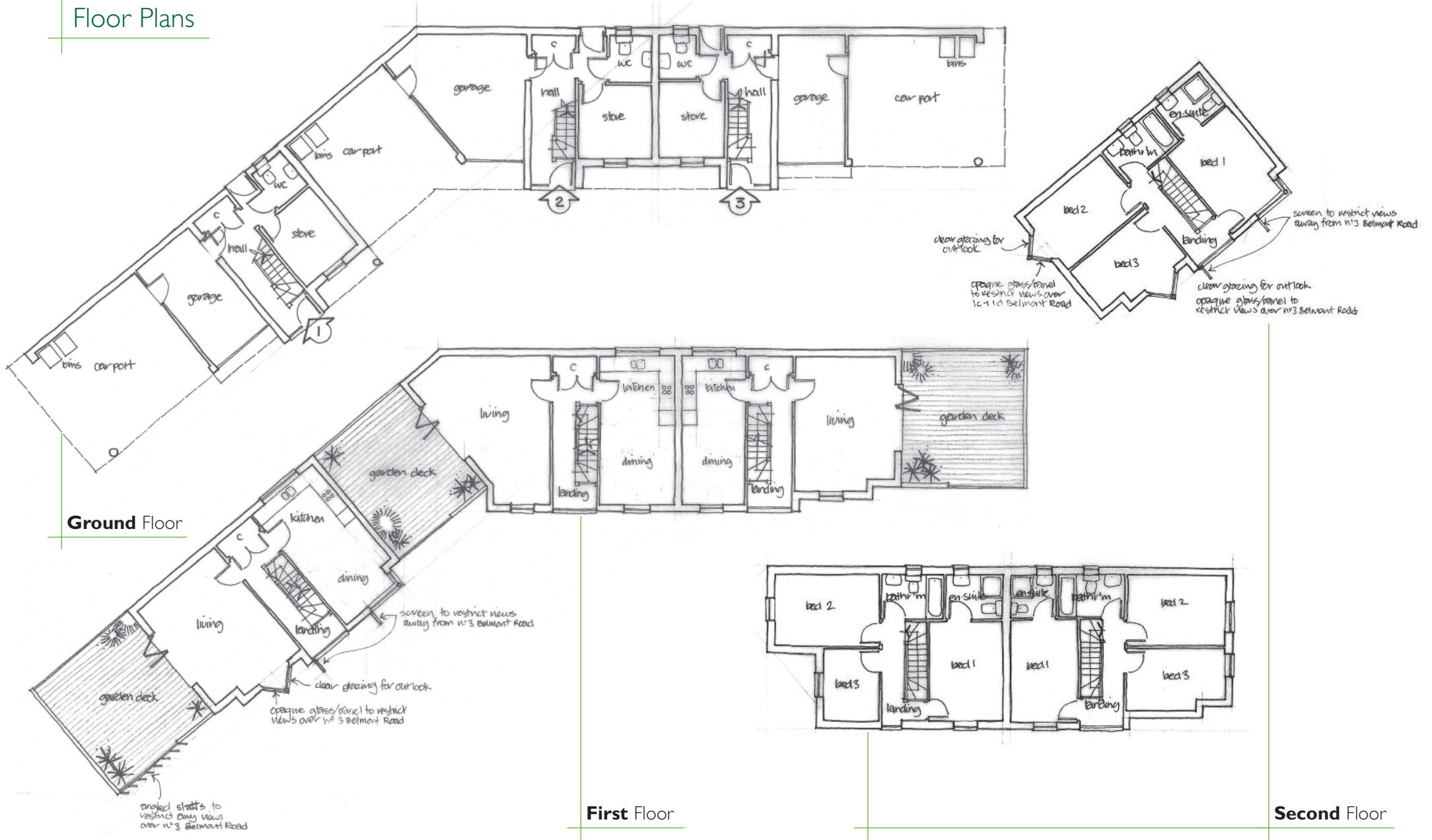
0 1 2 3 4 5 10 20

# Freeman's Yard **Plots 1, 2 & 3**



**South East** Elevation

# Floor Plans



**Ground Floor**

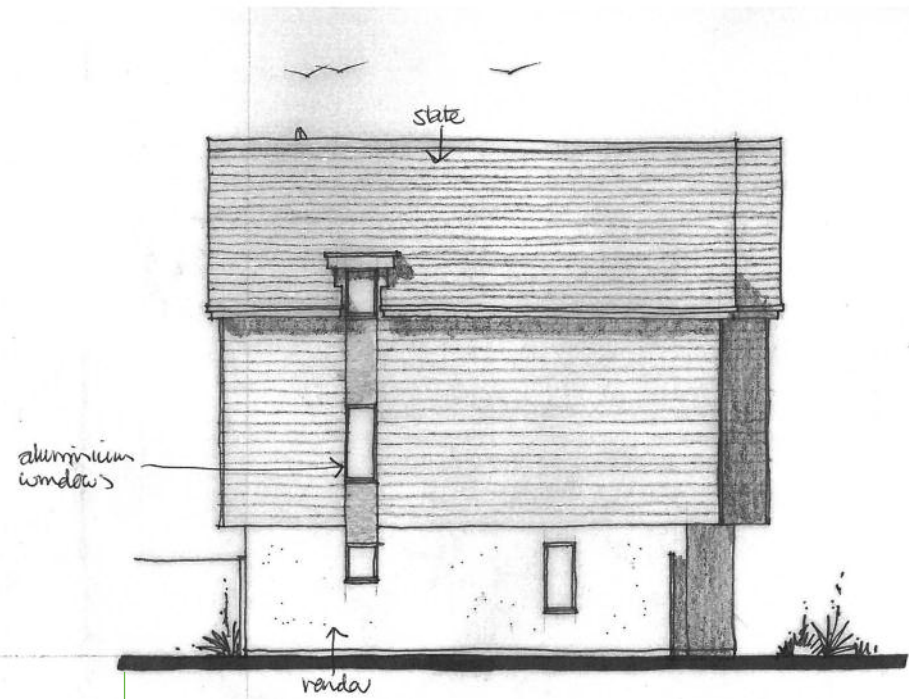
**First Floor**

**Second Floor**

Freeman's Yard **Plots 4 & 5**

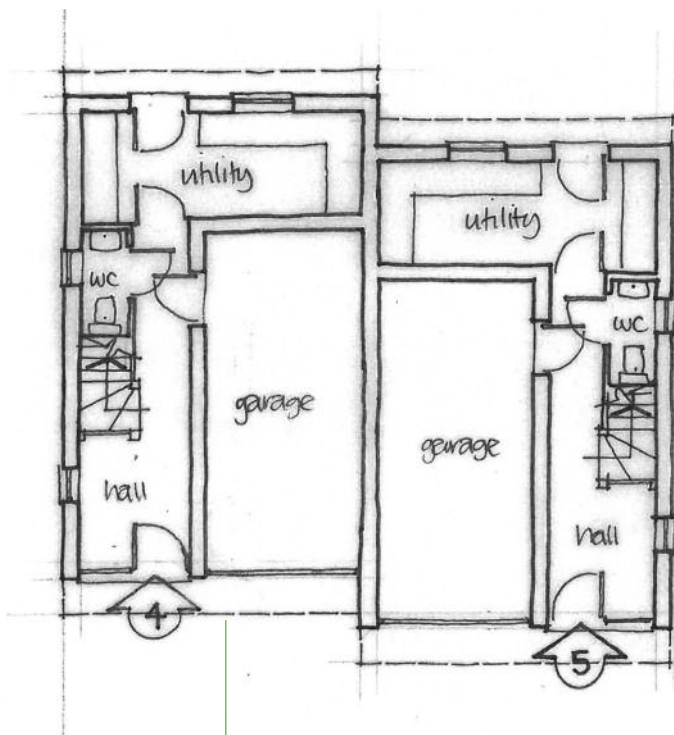


**North East** Elevation

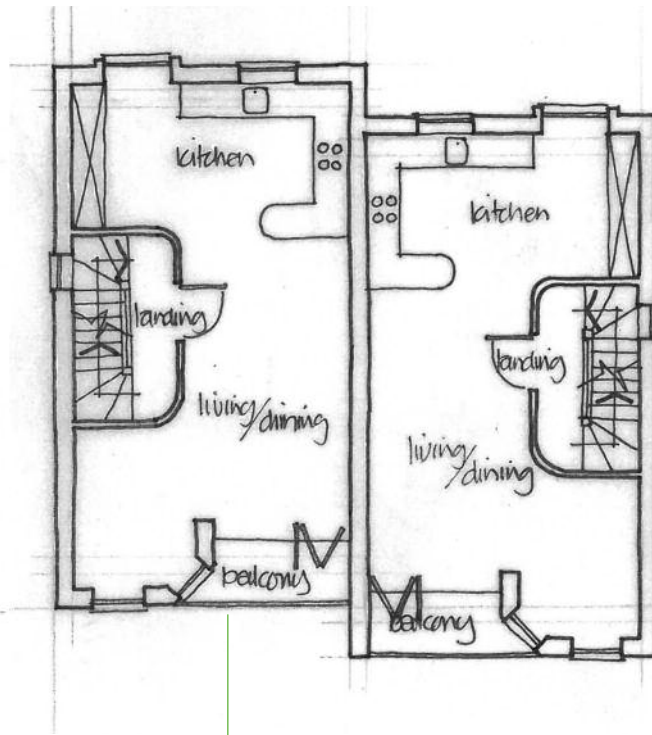


**North West** Elevation

# Floor Plans



**Ground Floor**



**First Floor**

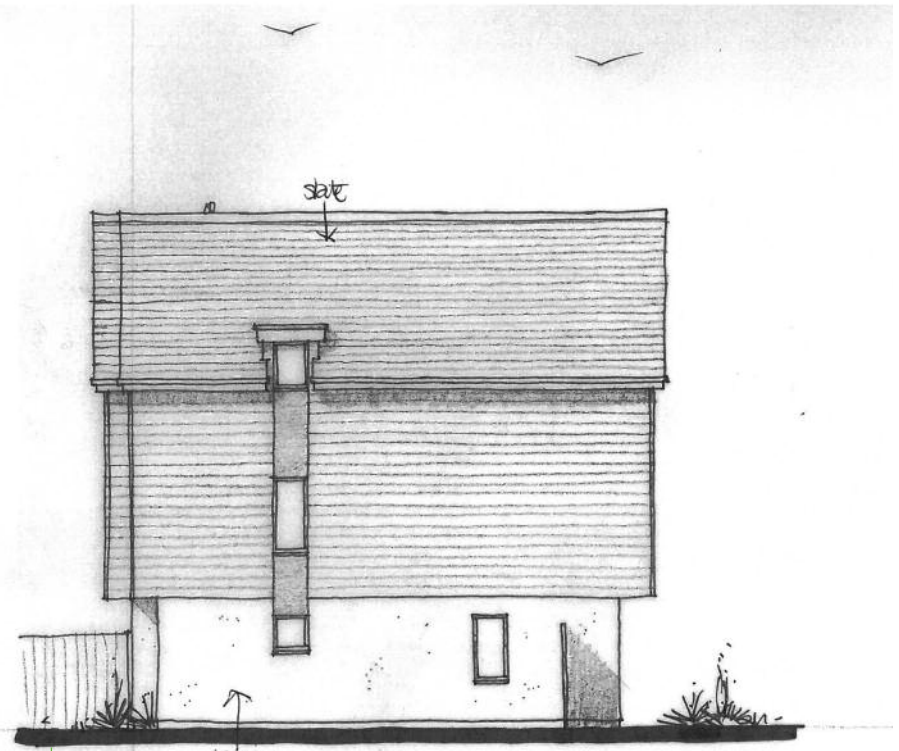


**Second Floor**

Freeman's Yard **Plots 6 & 7**



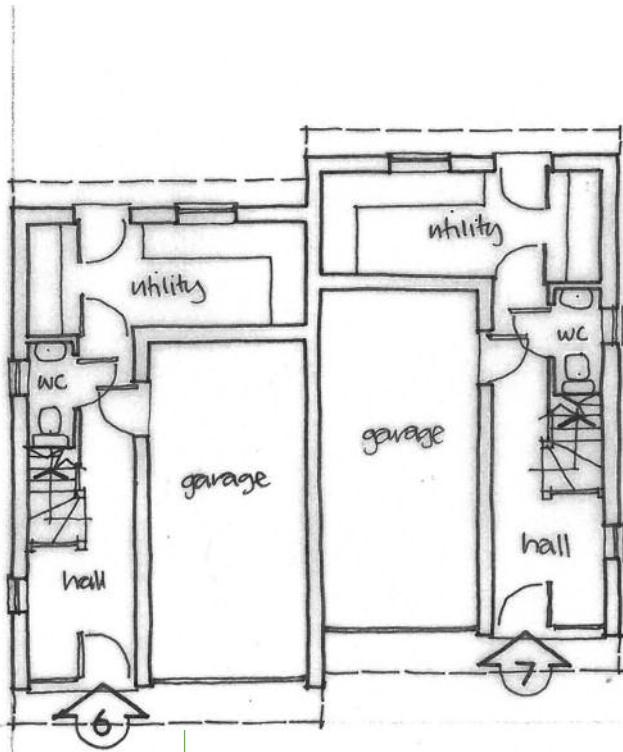
**East** Elevation



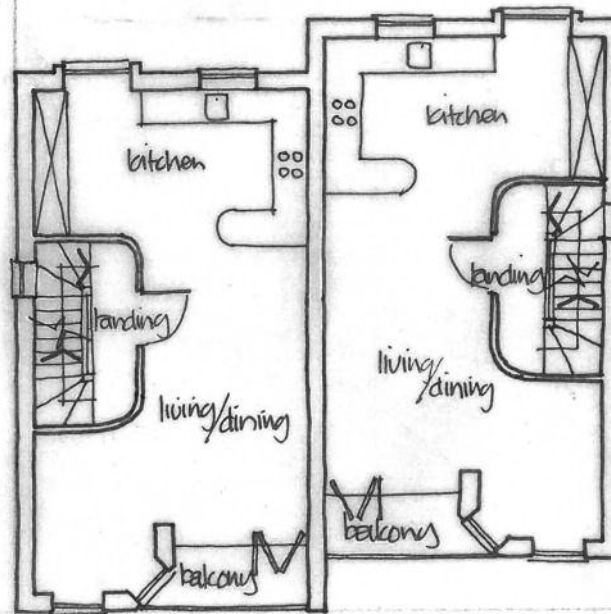
**North** Elevation



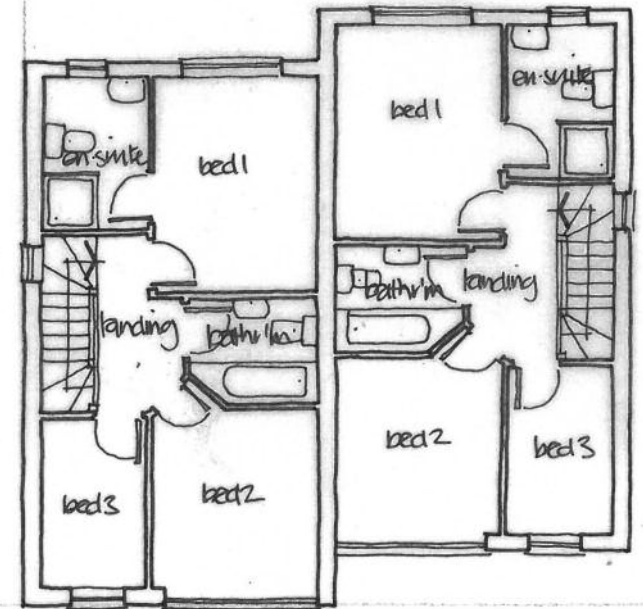
# Floor Plans



**Ground Floor**



**First Floor**

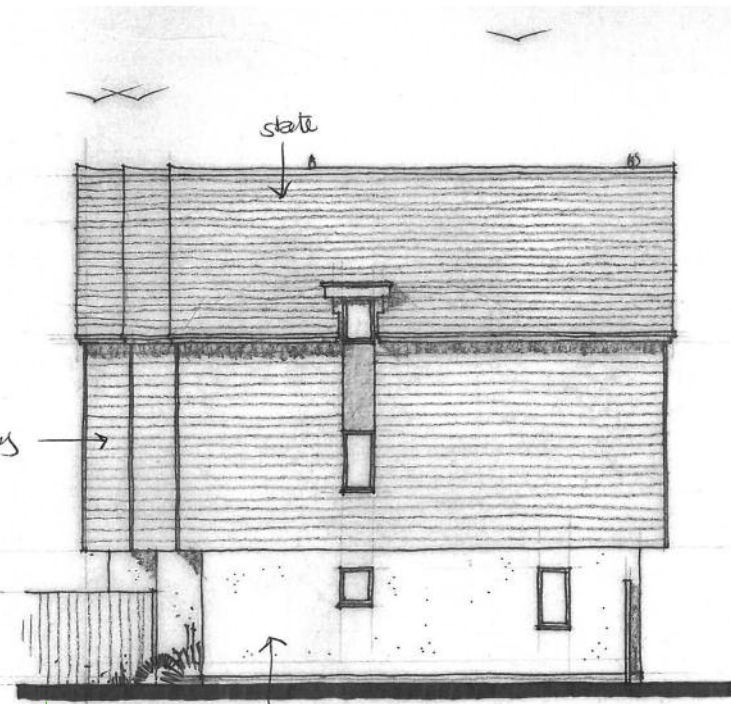


**Second Floor**

Freeman's Yard **Plots 8, 9 & 10**

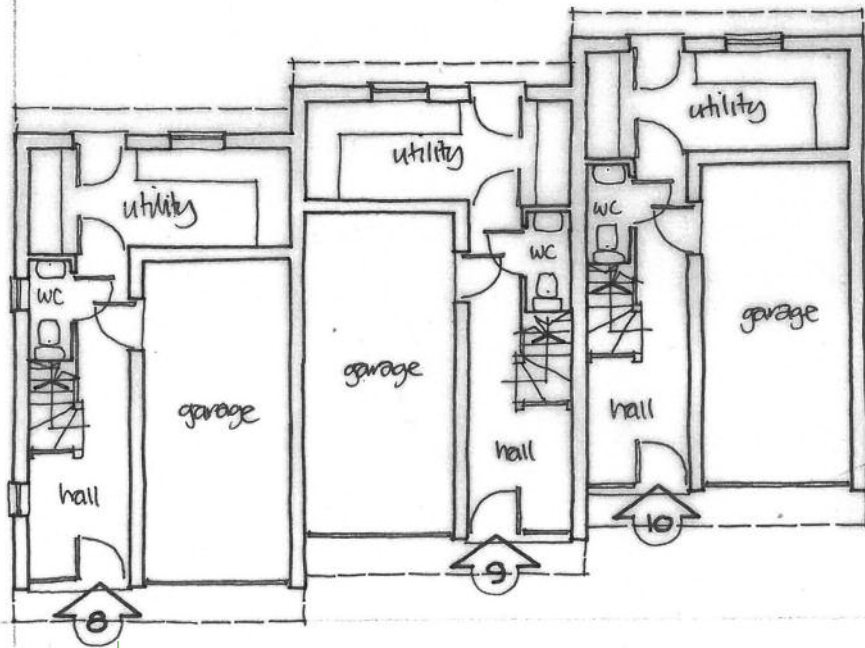


**East** Elevation

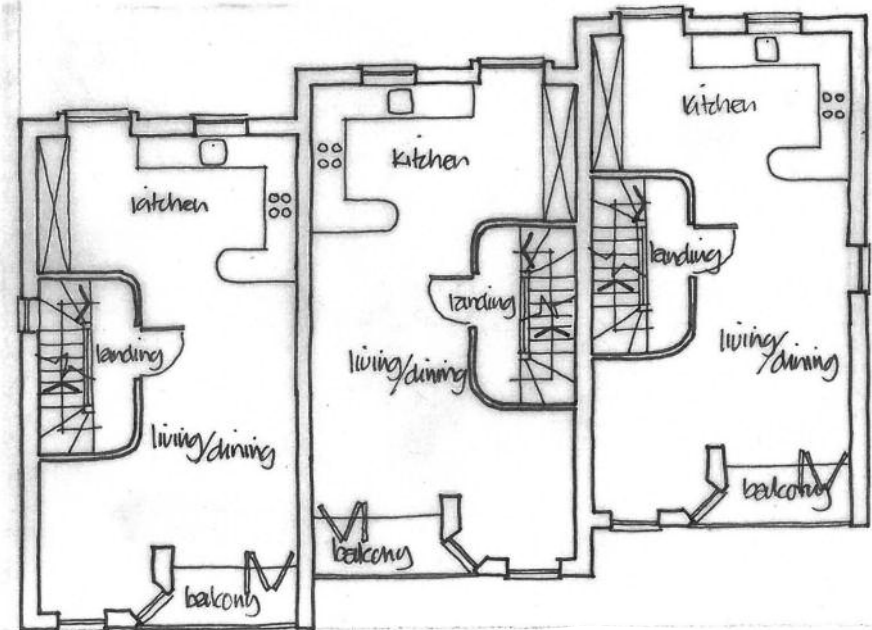


**North** Elevation

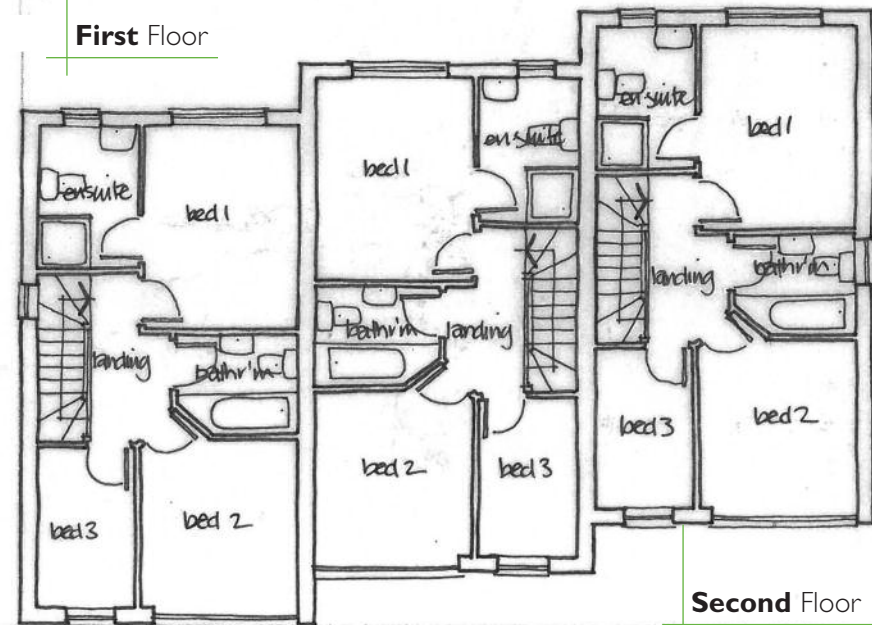
# Floor Plans



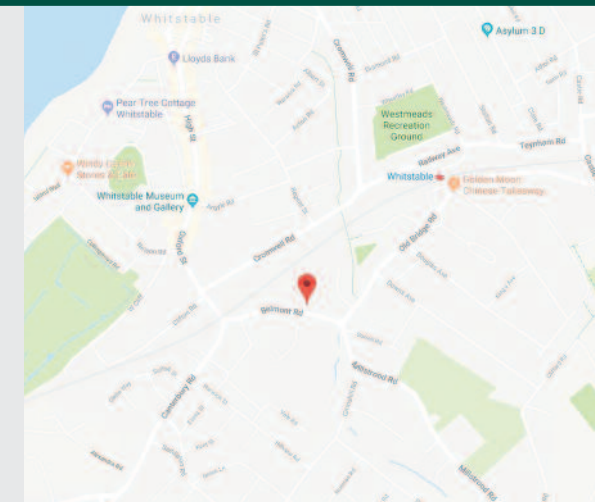
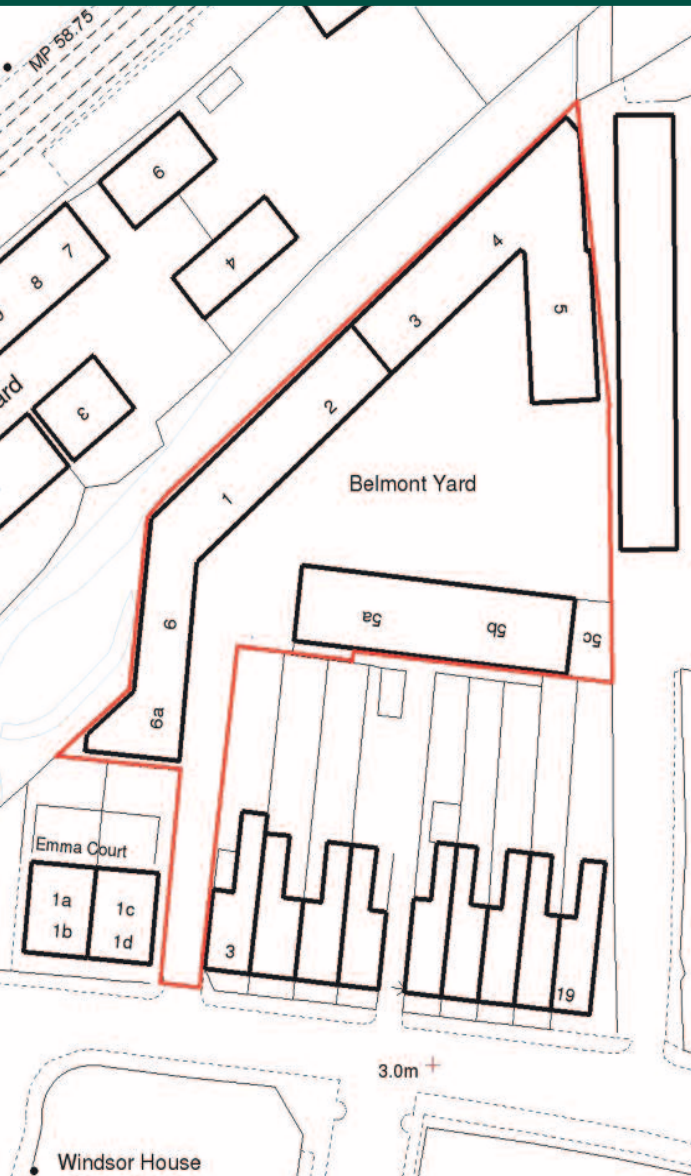
Ground Floor



First Floor



Second Floor



**Viewing**  
**STRICTLY BY PRIOR APPOINTMENT WITH**  
**CHRISTOPHER HODGSON ESTATE AGENTS**

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