



Land & Property Experts



SELF BUILD PLOTS

LAND AT COOLING ROAD

HIGH HALSTOW · ROCHESTER · KENT ME3 8SB

LAND AT COOLING ROAD HIGH HALSTOW ROCHESTER KENT ME3 8SB

High Halstow	-	0.5 miles
Cliffe Woods	-	2 miles
Hoo	-	2 miles
Rochester	-	3 miles
London	-	30 miles

A development site for the construction of 5 self-build dwellings with associated parking and amenities. Individual plots within a good sized area with views to the south and good access to the north. All plots are to be sold as part serviced.

- Rural yet accessible location with good views.
- Consent for 5 large dwellings under Planning Ref: MC/21/2065 – Medway Council.
- Plot 1 – Consented footprint 130m²
- Plot 2 – Consented footprint 160m² **SOLD**
- Plot 3 – Consented footprint 186m² **SOLD**
- Plot 4 – Consented footprint 157m² -
- Plot 5 – Consented footprint 130m² **SOLD**

FOR SALE BY PRIVATE TREATY

IN FIVE SEPARATE PLOTS

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Canterbury Road,
Challock
Ashford
Kent TN25 4BJ

01233 740077 / challock@btfpartnership.co.uk

LOCATION

The Land at Cooling Road is situated just to south of the Cooling Road, on the western edge of High Halstow village on the Hoo Peninsular. High Halstow village provides a primary school, a church, a pub, and a village store and the centre of the village is situated less than half a mile east of the self-build plots themselves and five miles from Rochester.

Rochester provides a comprehensive range of facilities and amenities including supermarkets, schools, restaurants, public houses, and leisure facilities along with national road and highspeed rail links to London, with services from Rochester Station taking approximately 30 minutes. The plots are in an elevated and rural location, set in a rolling landscape, with far reaching views to the south. Access to the M2 is only 10 minutes away at Junction 1 of the M2 with the M20 just 20 minutes away via the A228 at Junction 4 of the M20. The villages of Cliffe Woods, Hoo and Higham are all within a 5-mile radius and provide the usual day to day facilities and amenities along with a national rail station at Higham. There is a good range of private, grammar and state schools within reasonable distance of the plots.

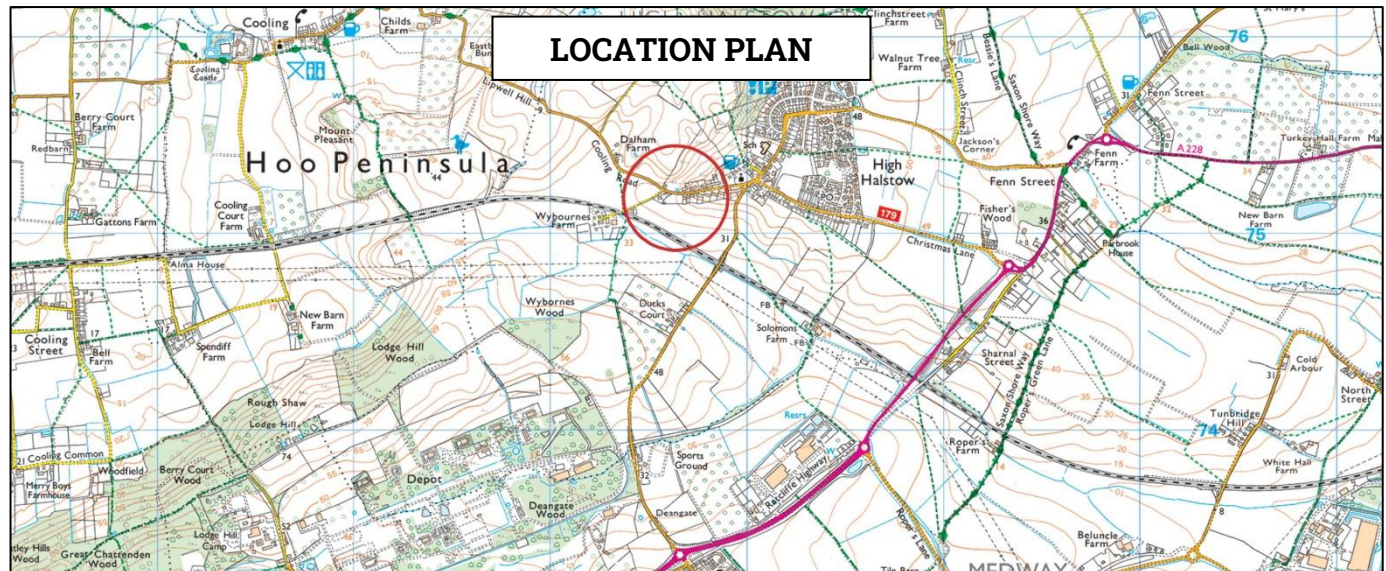
Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the M2, take Junction 1 towards Grain. At the Four Elms roundabout at the end of the Wainscott Bypass (A289), take the first exit onto Four Elms Hill. At the next roundabout, continue straight on, onto Peninsula Way. At the following roundabout, take the first exit, turning left onto Dux Court Road. Continue to the end of Dux Court Road and at St Margaret's Church in High Halstow, turn left onto Cooling Road. Follow Cooling Road for approximately half a mile and the site is on your left right at the end of the village.

WHAT 3 WORDS

///overtones.digs.alternate



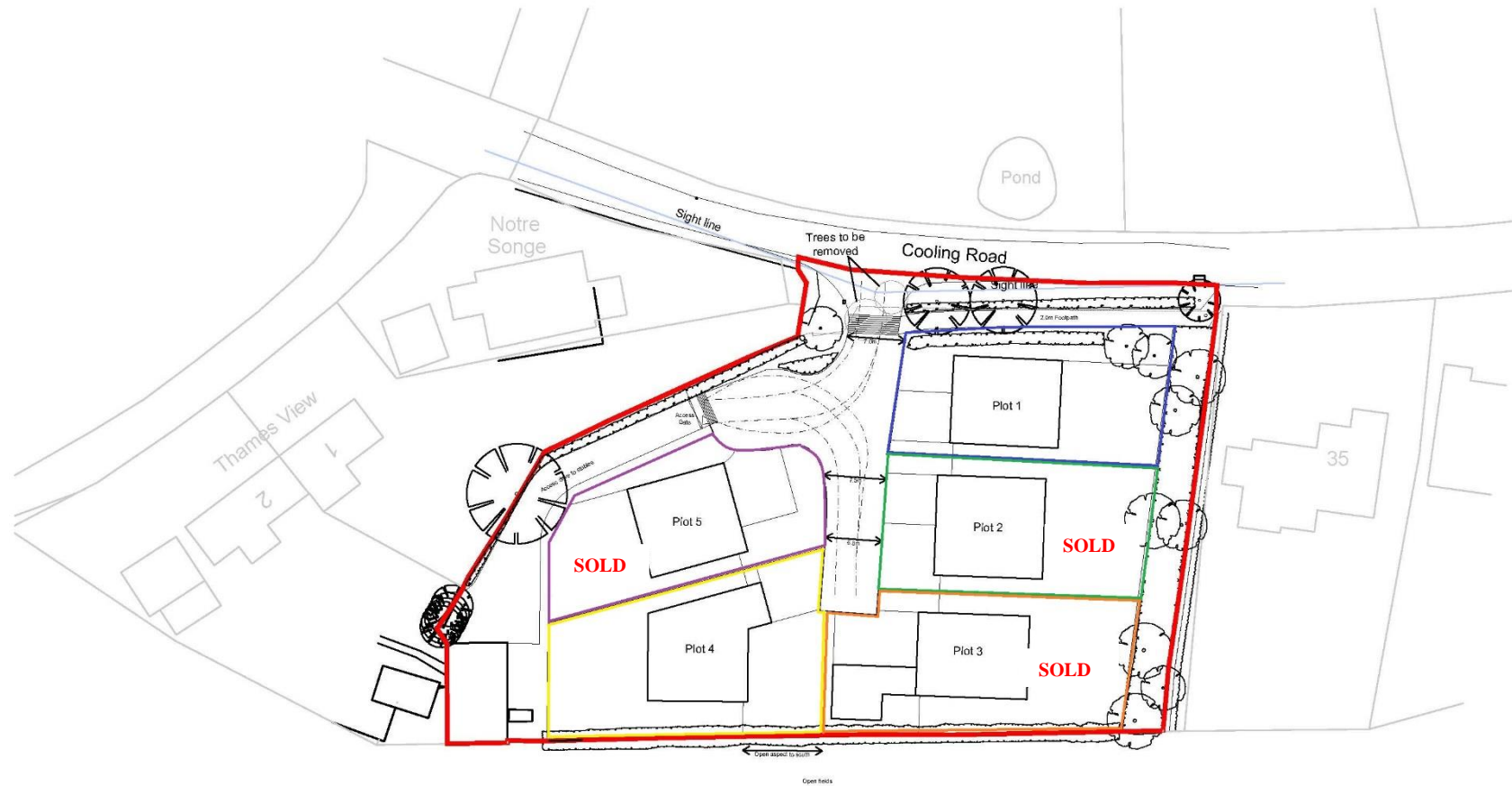
GENERAL DESCRIPTION

The Land at Cooling Road comprises a relatively flat site, extending in total to 0.88 acres. Planning permission has been granted under Planning Application No: MC/21/2065. Consent was granted for the construction of 5 self-build dwellings with associated parking and amenity space as shown on the Proposed Block Plan below. Each of the individual self-build units have been consented with the following footprints. Plot 1 – 130m², Plot 2 – 160m², Plot 3 – 186m², Plot 4 – 157m² & Plot 5 – 130m². Each plot is situated within a good-sized garden area with views to the south over the Hoo Peninsula. The boundaries of the plots to be offered for sale are outlined overleaf and identified on site. Please Note: The area to the west of Plots 4 & 5 is being retained by the vendor and does not form part of the plots or site for sale.



**VIEW TO THE
SOUTH**

PROPOSED BLOCK PLAN



A Service margin incorporated into Highway NH

09.06.21

PROJECT: Land Adjacent to 35 Cooling Road,
High Halstow, Kent, ME3 8SA

TITLE: Proposed Sketch Site Plan

CLIENT:

SCALE: 1:500

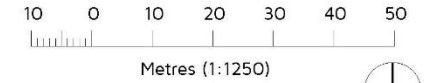
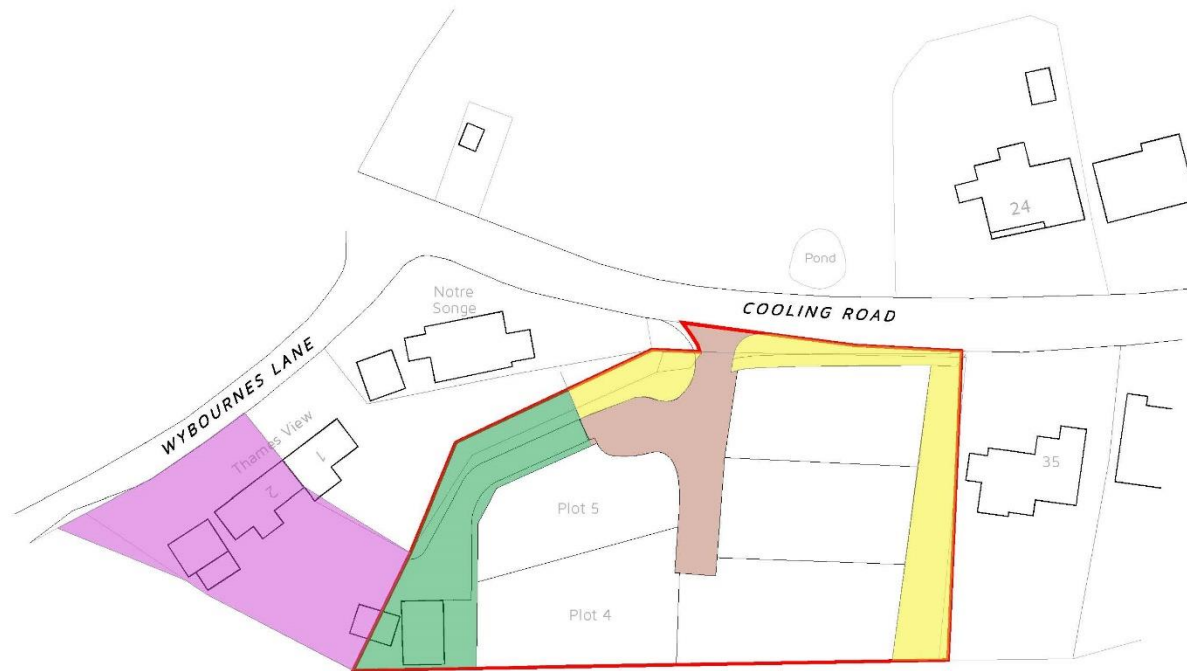
JOB NO.: 20/24/SK03

REV: A

taylor
roberts
limited



Taylor Roberts Ltd.
2 Dane John,
Watling Street,
Canterbury,
Kent CT1 2QU
Tel: 01227 45 75 45
Fax: 01227 63 68 07
E-mail: enquiries@taylorroberts.co.uk
Web: www.taylorroberts.co.uk



Site Area: 0.44 Ha

- Site Boundary
- Shared Access
- Transferor's Retained Land
- Transferor's Neighbouring Land
- Estate Common Parts

Rev: Reason: Date:

Client:

BTF PARTNERSHIP

Project:

LAND ADJ 35 COOLING ROAD, HIGH HALSTOW,
MEDWAY, KENT, ME3 8SA

Title:

SITE PLAN

Drawing No: DHA/30417/06 Rev: Scale: 1:1250 Date: DEC 2022



Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN

t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

No reproduction by any method of any part of this document
is permitted without the consent of the copyright holders.
Produced for Town and Country planning purposes only.

© Crown Copyright 2022. All rights reserved. Licence Number: 100031961

CAD Reference: DHA_30417_LAND ADJ 35CR_CFO1

A4

SERVICES

Each Plot will be sold as a part serviced plot with mains electricity and main drainage points. Water, gas and telecoms are all available on the Cooling Road ready to be connected.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the individual plot boundaries on the ground. Purchasers will be required to erect fencing meeting a specific requirement along various boundaries of their plots within 6 weeks of completion.

ACCESS

Access will be directly from the Cooling Road to the north onto a management company owned access drive. A share of this management company will be transferred to each individual plot purchaser upon completion and will clarify maintenance responsibilities. As far as we are aware the access drive will adjoin the public highway.

METHOD OF SALE

The property is offered for sale by Private Treaty in five separate plots. The vendor reserves the right to take any plot to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession for each plot will be available on completion.

PLANNING

MC/21/2065 – Construction of 5 detached self-build dwellings with associated garages, parking, landscaping and improvements to existing vehicular access. A copy of all the available documentation is available either from the selling agent's offices on request or from the Medway Council planning portal. **Please Note:** The Vendor will be discharging various conditions prior to Exchange of Contracts which includes the conditions numbered 5, 6, 7, 8, 10, 11 & 15 on the Decision Notice.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Medway Council, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the plot boundaries prior to offering.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PHOTOGRAPHS

The photographs within these particulars were taken in May 2022.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership, Canterbury Road, Challock, Ashford, Kent TN25 4BJ - Tel: 01233 740077 - Mob: 07799 846872 (Alex Cornwallis) - Email: challock@btfpartnership.co.uk Reference: AC/R1758.1

GUIDE PRICES

PLOT 1 – £210,000

PLOT 2 – £315,000 SOLD

PLOT 3 – £295,000 SOLD

PLOT 4 – £240,000

PLOT 5 – £285,000 SOLD



PLOTS 1, 2 & 3 LOOKING EAST



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ