



BOYES LANE

DEVELOPMENT SITE

GOODNESTONE · KENT
CT3 1FB



THE BOYES LANE DEVELOPMENT SITE

A RARE OPPORTUNITY TO DEVELOP THREE FAMILY HOUSES IN THE HEART OF ONE OF EAST KENT'S FINEST VILLAGES

Wingham 2 miles · Ash 3.6 miles · Easry 3.6 miles · Canterbury 8.5 miles
Dover 12.9 miles · Folkestone 15.9 miles · Margate 18.2 miles

DETAILED PLANNING PERMISSION FOR THREE DETACHED DWELLINGS
PROVIDING 397.4m² OF FOOTPRINT ACROSS A SITE EXTENDING TO
0.49 ACRES INCLUDING PARKING, GARDENS AND ACCESS

Plot 1

A three-bedroom detached house
extending to 125.4m²

Plot 2

A three-bedroom detached house
extending to 125.4m²

Plot 3

A detached four-bedroom dwelling
Set within a substantial plot
extending to 146.6m²

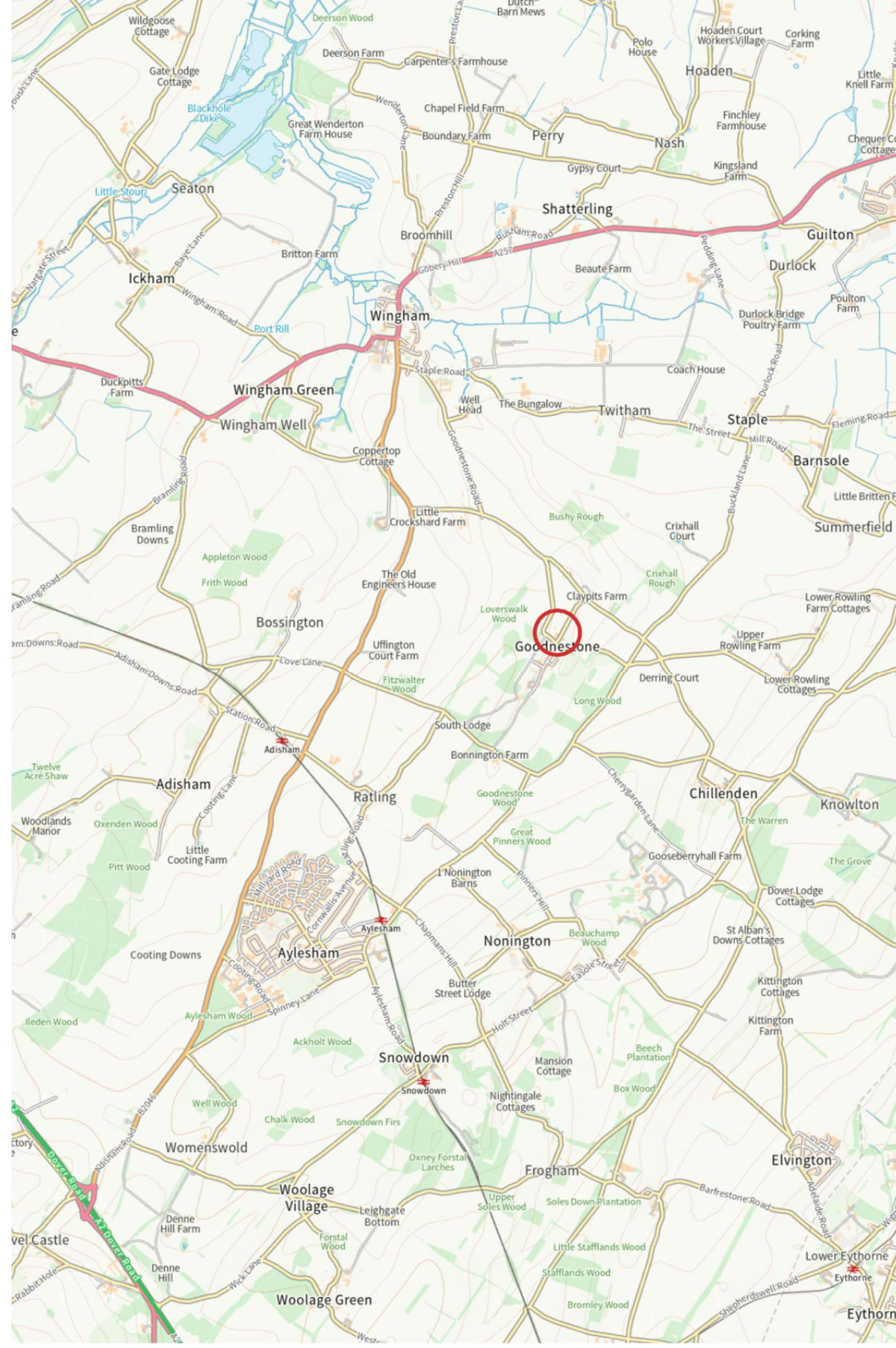




VILLAGE LOCATION

Boyes Lane is situated within the picturesque village of Goodnestone, an unspoilt gem nestled in the rolling fields adjoining the historic estate of Goodnestone Park. The village is renowned for its 'Goodnestone Estate Style' characterised by 'Dering' windows and red brick with Flemish bond creating a characterful chocolate-box setting into which the Land at Boyes Lane will add a sensitively designed addition. The village retains a strong sense of community with the local pub – the Fitzwalter Arms – remaining the central meeting point within the village, along with a village primary school and village hall, all hosting regular local events.

The larger village of Wingham is within a 10 minute drive with a range of services, including shops, restaurants and a wildlife park. The cathedral city of Canterbury is a short distance further and provides a more comprehensive range of facilities and amenities along with a wealth of public and grammar schooling, as well as links to the national motorway and south-eastern rail network.





DEVELOPMENT OVERVIEW

The Boyes Lane development presents an extremely rare opportunity to develop a distinctive small collection of family homes within the historic village of Goodnestone, surrounded by the stunning rolling Kentish countryside.

Permission was granted under application DOV/22/01225 in June 2023 for the erection of three detached dwellings on a site extending to approximately 0.49 acres. The site is accessed via the existing private driveway known as Fitzwalter Meadows, over which the property has full unrestricted rights of access.

The site has been designed to meet the demands of the modern individual with spacious yet traditional design, with the historic nature the surrounding village in mind. The development provides ample parking, spacious gardens and its own pedestrian access onto Boyes Lane. The design has incorporated traditional features including 'dering'-style windows kneelered gables and red brick ensure the development is befitting of its' location.

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BOYES LANE



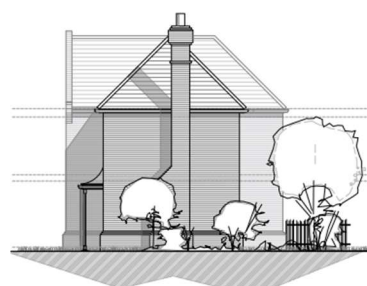
Proposed Front Elevation
Scale 1:100 @ A3



Proposed Side Elevation 01
Scale 1:100 @ A3



Proposed Rear Elevation
Scale 1:100 @ A3



Proposed Side Elevation 02
Scale 1:100 @ A3

PLOTS 1 & 2

Plots 1 & 2 will become beautifully appointed comfortable three-bedroom family homes with spacious accommodation as follows: -

The front door will open to an entrance hall beneath a lead-style portico leading to the open plan kitchen diner, downstairs cloakroom, WC and double aspect living area with a fireplace within a brickwork chimney. French doors will lead off the kitchen and the Living Room to the rear garden and parking areas.

Stairs will lead from the entrance hall to the landing where there are doors to a spacious Master Suites with en-Suite and shower. Two further bedrooms will be served by a central family bathroom, whilst a home office makes good use of space off the landing.

The floor area of Plot 1 & 2 will extend to 125.4m².



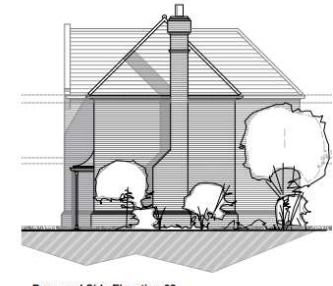
Proposed Front Elevation
Scale 1:100 @ A3



Proposed Side Elevation 01
Scale 1:100 @ A3



Proposed Rear Elevation
Scale 1:100 @ A3



Proposed Side Elevation 02
Scale 1:100 @ A3

PLOT 3

This plot will become a spacious four-bedroom home with generous accommodation set within a large garden as follows: -

Beneath a lead-style portico, the front door will open to a large entrance hall with a conveniently placed WC. Doors lead to an expansive open plan kitchen diner along with a utility room with further access to the rear garden. At the east end of the house is a large double aspect living area with a brick fireplace. Rear access is provided by french doors off the Dining Room and Living.

Stairs will lead from the entrance hall to the landing where there are doors to a Master Suite, with en-Suite and shower. Three further bedrooms are located on the far side of the landing and share a family bathroom. A home office is provided within the landing.

The floor area of Plot 3 will extend to 146.6m².

SITE PLOTS

Plot 3
4 Bedroom
7 person
146.6m²
1578sqft

Bike Store /
Shed

Plot 2
3 Bedroom
5 person
125.4m²
1350sqft

Bike store
/ Shed

Plot 1
3 Bedroom
5 person
125.4m²
1350sqft

Bike store
/ Shed

Existing hedgerow
to be retained

BOYES LANE

Pedestrian
gated access

Refuse
Store

Site
Entrance

FITZWALTERS
MEADOW

Refuse
Collection

Key

— Site boundary

— Boundary fence & post,
Estate style

--- Low level, Estate fencing







SERVICES

Mains water and electric as well as mains drainage are available within the adjoining public highway. **PLEASE NOTE:** None of these services have been checked or tested. The purchaser will be responsible for undertaking their own enquiries as to the availability and capacity of utilities connections.

BOUNDARIES

The purchaser must satisfy themselves on the location of the boundaries of the site from their own inspection and from the Land Registry plans and Site Plans available.

ACCESS

Access is available over the private road known as Fitzwalter Meadows. The property benefits from an unrestricted right of way over Fitzwalter Meadows subject to maintenance obligations. As far as we are aware, Boyes Lane is an adopted public highway.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer. The property is offered with vacant possession upon completion.

TENURE

The Property forms part of Land Registry Title Number K975123 and Title Number TT153524. Office Copy Entries and Title Plans are available from the selling agents on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ and **Dover District Council**, Council Offices, White Cliffs Business Park, Dover CT16 3PJ

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.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

DATA ROOM

Interested parties will be provided with a link to a data room giving access to technical reports and surveys which were submitted to Dover District Council as part of the planning application.



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 acreage quoted is 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.

PHOTOGRAPHS

The photographs within this brochure were taken in June 2023.

UNILATERAL UNDERTAKING

The vendor has entered into a unilateral undertaking with Dover District Council for an off-site Reptile Receptor Area in the event that any reptiles are found during habitat manipulation. Should no reptiles be found, the Unilateral Undertaking will fall away.

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 are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Harry Kenton on the contact details below.

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Tel: 01233 740077
Reference: HK/R0453

GUIDE PRICE
£600,000



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