



**PEPPERLAND, MIDDLE HOUSE AND  
WIDESPAN NURSERIES**

**DEVELOPMENT SITE**

**BOARMANS LANE · BROOKLAND · KENT  
TN29 9QU**

**btf**



# DEVELOPMENT SITE AT PEPPERLAND MIDDLE HOUSE AND WIDESPAN NURSERIES

**BOARMANS LANE · BROOKLAND ·  
KENT · TN29 9QU**

New Romney 5.5 miles · Ham Street 5.7 miles · Rye 7.0 miles · Tenterden 11.4 miles ·  
Ashford 12.3 miles · Folkestone 18.9 miles · Hastings 19.5 miles

AN EXCITING OPPORTUNITY TO PURCHASE A  
DEVELOPMENT SITE WITH PLANNING CONSENT FOR UP  
TO 20 RESIDENTIAL UNITS IN A DESIREABLE VILLAGE

**Pepperland Nursery**

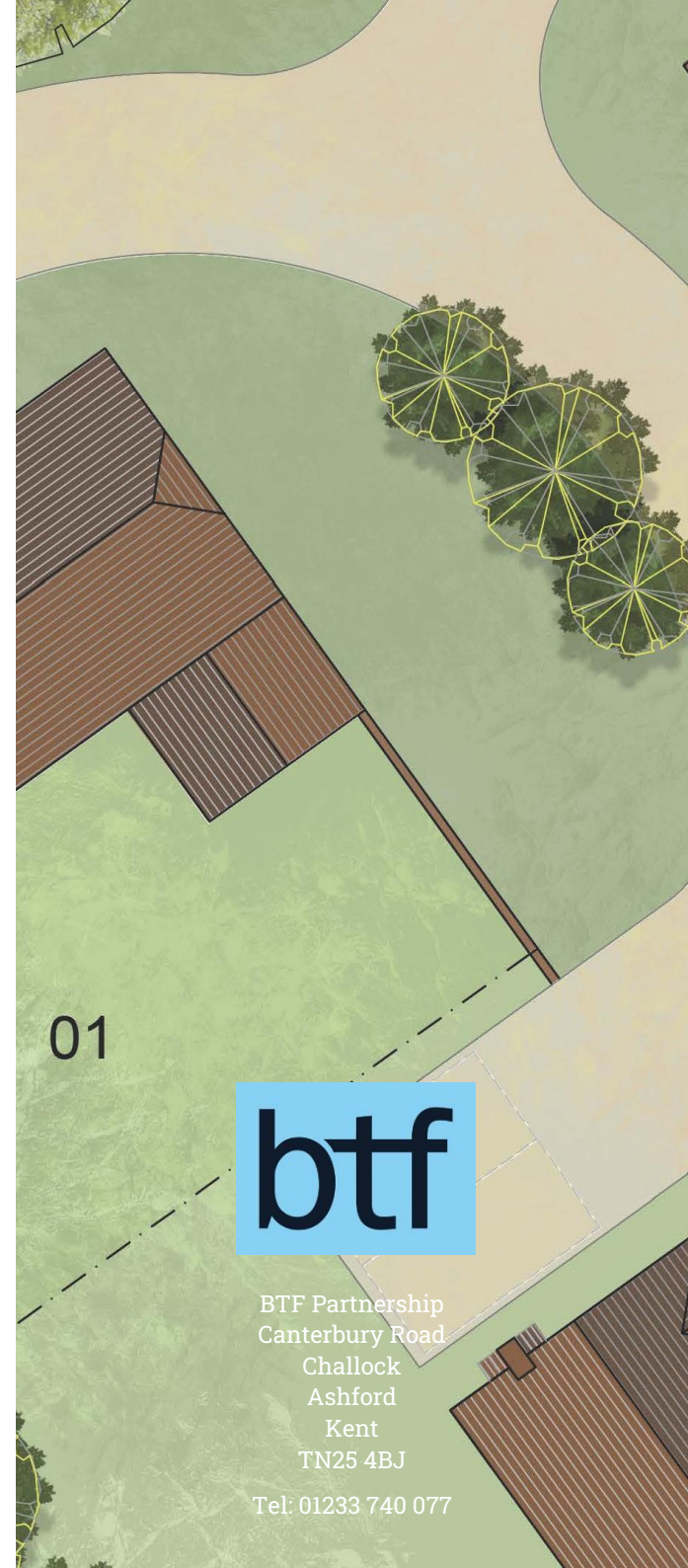
Detailed Planning Permission  
8 Detached Dwellings  
3 and 4 Bedrooms

**Widespan Nursery**

Permission in Principle  
For between 3 and 5 dwellings

**Middle House Nursery**

Detailed Planning Permission  
7 Detached Dwellings  
3 and 4 Bedrooms



BTF Partnership  
Canterbury Road  
Challock  
Ashford  
Kent  
TN25 4BJ

Tel: 01233 740 077



## **RURAL LOCATION**

The development sites of Pepperland, Widespan and Middle House Nurseries are located in the area surrounding the village of Brookland, Kent with wide reaching views out over the Romney Marsh.

Brookland is a small community of some 200 dwellings, with a primary school, church, pub and village hall. The village is in a rural but accessible location with the adjoining A259 providing a good connecting route between Ashford and Rye.

Ashford is located 12.3 miles to the north and provides a comprehensive range of facilities, in particular high speed rail services to London St Pancras. The historic town of Rye is 7 miles to the south-west and hosts a wide range of facilities and amenities, such as an array of restaurants and bars, as well as retail outlets and schools. To the north-west of Brookland is the Low Weald market town of Tenterden, which also offers a wide range of facilities and amenities, including a golf course, schools, a popular high street and hospitality sector.

## **DEVELOPMENT OVERVIEW**

The development sites present an excellent opportunity to develop up to 20 residential units across 3 individually consented sites. Pepperland Nursery is located to the northeast and comprises of a large multi-span glasshouse with various outbuildings. This area has detailed planning consent for eight detached dwellings within a site amounting to approximately 0.45 hectares.

At the centre of the property lies Middle House Nursery which currently comprises a medium-large multi span glasshouses with several smaller outbuildings. The site has Planning Permission In Principle for between 4 – 8 units with a pending detailed planning application for seven detached dwellings within a site amounting to approximately 0.34 hectares.

Widespan Nursery is located on the western boundary of the property and comprises an 'L' shaped site with a large glasshouse on site. Planning Permission in Principle has been granted for 3-5 residential homes within approximately 0.25 hectares.



## PEPPERLAND NURSERY

Pepperland Nursery is the largest of the three development sites and comprises a large multi span glass house with various outbuildings and area of pasture extending to approximately 0.45 hectares. Detailed planning permission has been granted for eight residential dwellings under Planning Reference 22/1876/FH – Folkestone and Hythe District Council, pursuant to Permission in Principle granted under 21/1792/FH/PIP.

The residential units are all detached, ranging from 3 – 4 bedrooms, predominantly two storeys with reduced eaves to address the boundaries of the site which adjoin the open countryside. The plots benefit from generous gardens, ample parking and private driveways, with deep landscaped frontages providing an attractive setting for the development.

The site also benefits from an approved application for six detached car ports under planning reference no. 23/1178/FH.

All pre-commencement conditions attached to the planning permission under reference 22/1876/FH have been formally signed off and as such is a ready to build site.

The permitted residential units comprise the following:

Dwelling	Floor area (sq ft)	Floor Area (sq m)
Plot 1 – 4 Bedroom Detached	1,492	138.7
Plot 2 – 4 Bedroom Detached	1,416	131.6
Plot 3 – 4 Bedroom Detached	1,488	138.3
Plot 4 – 4 Bedroom Detached	1,488	138.3
Plot 5 – 4 Bedroom Detached	1,483	137.8
Plot 6 – 4 Bedroom Detached	1,445	134.2
Plot 7 – 3 Bedroom Detached	1,119	104.0
Plot 8 – 3 Bedroom Detached	1,119	104.0
<b>Total</b>	<b>10,750</b>	<b>998.8</b>





**PEPPERLAND NURSERY  
LAYOUT PLAN**

Indicative pond location  
subject to drainage  
design to be agreed

Native hedgerow and tree  
planting to form landscape buffer  
to boundary of site subject to  
detailed landscaping plan

Native hedgerow and tree  
planting to form landscape buffer  
to boundary of site subject to  
detailed landscaping plan



**PEPPERLAND NURSERY – STREET SCENE**



5







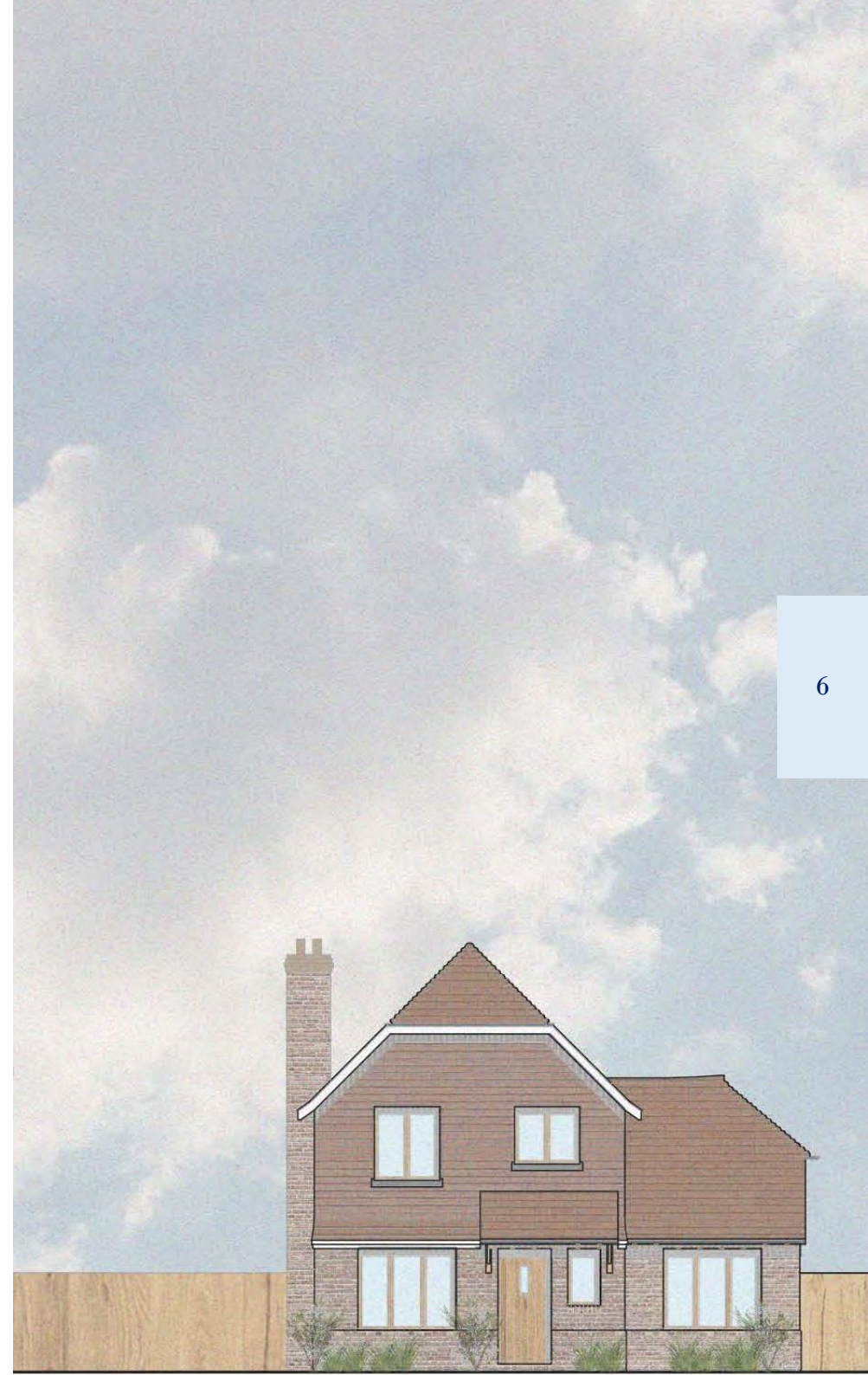
## MIDDLE HOUSE NURSERY

Middle House Nursery is located at the centre of the property and comprises a medium-large multi span glasshouse with several small outbuildings and yard area amounting to approximately 0.34 hectares. An application for detailed planning permission has been submitted to Folkestone and Hythe District Council for seven residential dwellings under Planning Reference 24/0198/FH/TDC, pursuant to Permission in Principle granted under Planning Reference 23/0798/FH/PIP.

The residential units are all detached, ranging from 3 – 4 bedrooms, all two storeys with reduced eaves to address the boundaries of the site which adjoin the open countryside. The plots benefit from generous gardens, ample parking and private driveways, with deep landscaped frontages providing an attractive setting for the development.

The permitted residential units comprise the following:

Dwelling	Floor area (sq ft)	Floor Area (sq m)
Plot 1 – 3 Bedroom Detached	1,119	104
Plot 2 – 3 Bedroom Detached	1,119	104
Plot 3 – 4 Bedroom Detached	1,496	139
Plot 4 – 4 Bedroom Detached	1,416	131.6
Plot 5 – 4 Bedroom Detached	1,483	137.8
Plot 6 – 4 Bedroom Detached	1,416	131.6
Plot 7 – 4 Bedroom Detached	1,496	139
<b>Total</b>	<b>9,545</b>	<b>887</b>







**WIDESPAN NURSERY**

Widespan Nursery is the smallest of the development sites and located furthest to the west comprising an L-shaped site with a large glasshouse and several small outbuildings. Planning Permission in Principle has been approved by Folkestone and Hythe District Council for between 3 – 5 dwellings under Planning Reference 23/1374/FH/PIP.

Any incoming purchaser would need to submit a further Detailed Planning Application which would require additional planning documentation, including but not limited to, elevations, floorplans, site layout plans, mandatory surveys and further technical information. In addition to this any application submitted after 2<sup>nd</sup> April 2024 would need to comply with mandatory Biodiversity Net Gain requirements under Schedule 7A of the Town and Country Planning Act 1990.

An initial feasibility appraisal of Widespan Nursery by KDS architects has identified the site is likely suitable for 4 single storey or chalet bungalow style dwellings. An indicative breakdown of the proposed dwellings is listed below:

Dwelling	Floor area (sq ft)	Floor area (sq m)
Plot 1 – 2 Bedroom Detached	1,011	94
Plot 2 – 2 Bedroom Detached	1,011	94
Plot 3 – 3 Bedroom Detached	1,313	122
Plot 4 – 3 Bedroom Detached	1,313	122
<b>Total</b>	<b>4,648</b>	<b>432</b>







**PEPPERLAND, WIDESPAN AND MIDDLE HOUSE NURSERIES  
LAYOUT PLAN**





## SERVICES

Access to mains services is understood to be readily available from the public highway. This is understood to include mains gas, mains water and mains electricity. There is no access to mains drainage and all dwellings would need to be serviced by a private sewage treatment plant. The Clients have made enquiries to UK Power Networks in relation to the electricity supply. A copy of the proposal put forward by UKPN is held within the Data Room.

**PLEASE NOTE:** None of these services have been checked or tested. The purchaser will be responsible for upgrading these supplies and installing separate metering.

## 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 to the site is via the north–western corner of the land, via Straight Lane which is accessed directly from the A259. This access would be shared with all the residential dwellings once constructed.

## 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.

## TENURE

The subject property forms part of HM Land Registry Title No. K200937 and the whole of Title No's K749516 and K679005. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request. The vendors own and occupy the residential dwellings to the rear of the site which will be retained. The property is offered with vacant possession upon completion.

## LOCAL AUTHORITY

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ and **Folkestone & Hythe District Council**, Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY.

## 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.

**Please Note:** A right of way will be retained through K200937 to the benefit of The New House.

## 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.

## PHOTOGRAPHS

The photographs within this brochure were taken in March 2024.

## 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 Folkestone and Hythe 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.

## AFFORDABLE HOUSING & CIL

None of the three planning permissions are liable for affordable housing contributions, CIL or developer contributions.

## 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.

## LOTTING

The property is offered as a whole, incorporating all three individual developments. Whilst each individual site is owned by a separate entity, all entities will be engaging the same legal representation to ensure continuity throughout the sale process.

The vendors preference is for a sale of the whole, but in rare exceptions a sale of part may be considered.

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

## GUIDE PRICE

**£2,200,000**



Ed Plumtre  
01233 740077  
ed.plumtre@btfpartnership.co.uk





Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ