

unity allocated for B1 use classes

urt Farm, Faversham, ME13 8ZB





LAND FOR SALE

BID DATE 4TH MAY - PLOT E PERRY COURT FARM

Tettenhall Way, Faversham, ME13 8ZB

BID DATE 4TH MAY HIGHLY PROMINENT EMPLOYMENT USE DEVELOPMENT OPPORTUNITY

3 HECTARES (7.41 ACRES)



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TO REQUEST A VIEWING CALL US



DETAILS



DESCRIPTION

The plot comprises greenfield land which has previously been used for agricultural purposes. Access will be via Tettenhall Way which links directly to the a new roundabout junction on Ashford Road in line with the site masterplan. The plot sits within a medium scale mixed use development as per the planning and site history detailed below.

ACCOMMODATION

The available Plot E of regular shape measuring approximately 3ha allocated for employment use.

Name	Floor/Unit	Size	Availability
Outdoor - Open Land	Outdoor	3 Hectares	Available

KEY FEATURES

- - Site area approximately 3ha
- A prime development opportunity with and allocation for Employment Uses
- For sale by way of informal tender
- - Leasehold interest will also be considered

OUTGOINGS

- Price: Price on Application
- Rates: n/a
- Service charge: n/a
- Estate charge: n/a
- EPC: EPC exempt No building present

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LOCATION



The site lies adjacent to Junction 6 of the M2 providing excellent road links to the M25 and London as well as to Dover.

The available plot is situated to the south of three commercial plots occupied by Aldi supermarket, LNT Carehome and Premier Inn Hotel and to the east of an area of open public space.

CONTACT US

Gavin Redrupp

gavin.redrupp@realestate.bnpparibas

BNP Paribas Real Estate (Retail and Alternative Markets)

www.realestate.bnpparibas.co.uk

realestate.enquiries@bnpparibas.com linkedin.com/company/bnp-paribas-realestate/@BNPPRE_UK

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A1 A4 A3 A2 В **A5** Scale 1:2000 @ A1

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.

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LEGEND

Land Use and Landscape

Application Site = 30.3Ha

Zone for proposed residential built development (C3) = 8.35Ha

Zone for proposed residential (C3) with 200sq.m Local Convenience Store (A1)

Total residential area = 8.85Ha delivering

up to 310 dwellings

Zone for proposed Care Home (C2) = 0.5Ha

Zone for proposed Hotel (C1) = 0.75Ha

Zone for proposed Employment Land (B1a, B1b, B1c) = 3Ha

Safeguarded land for employment uses = 2Ha

Zone for location of Gypsy and Traveller pitches (x3 Number)

Zone for proposed Landscape includes Public Open Space, Sustainable Drainage, Structural Landscape, Existing Vegetation and Permissive Paths/ Cycleways = 15.2Ha

Proposed Area of Play

Noise Attenuation Bund (Minimum Height 3m)

Movement Hierarchy

Proposed primary vehicle access

Proposed secondary vehicle access

Potential 'Drop off area'

Existing Public Rights Of Way

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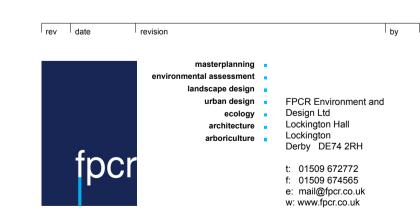
Zone for internal circulation roads

Parameters Schedule

Zone	Zone Area	Density Range	Height Storey (max)	Building Height (max)	Height AOD (max)	Gross Floor Area (sq.m)
A1	0.95Ha	25 - 35dph	2	8m	37.5m AOD	N/A
A2	0.9Ha	30 - 35dph	2	8m	40.5m AOD	N/A
A 3	1.1Ha	30 - 35dph	2	8m	40m AOD	N/A
A 4	2.7Ha	35 - 40dph	2.5	9.5m	42.5m AOD	N/A
A5	2.7Ha	30 - 40dph	2.5	9.5m	46.5m AOD	N/A
В	0.5Ha	40 - 75dph (C3)	2.5	9.5m	45.5m AOD	200 (A1)
С	0.5Ha	N/A	2	11m	46.5m AOD	3,800
D	0.75Ha	N/A	2	11m	48m AOD	3,250
E	3На	N/A	3	12.5m	49.5m AOD	18,525

lotes: AOD = Above Ordinance Datum dph = Dwellings per hectare

FIGURE 3.1



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Hallam Land Management

Perry Court
Faversham
drawing title

PARAMETERS PLAN

A1 SGL / FPCR

September 2014

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