



unity allocated for B1 use classes

Court Farm, Faversham, ME13 8ZB



**BNP PARIBAS  
REAL ESTATE**

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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## 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

## BID DATE 4TH MAY - PLOT E PERRY COURT FARM

Tettenhall Way, Faversham, ME13

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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](mailto:gavin.redrupp@realestate.bnpparibas)

BNP Paribas Real Estate (Retail and Alternative Markets)

[www.realestate.bnpparibas.co.uk](http://www.realestate.bnpparibas.co.uk)

[realestate.enquiries@bnpparibas.com](mailto:realestate.enquiries@bnpparibas.com)  
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BID DATE 4TH MAY - PLOT E PERRY COURT FARM,  
TETTENHALL WAY, FAVERSHAM, ME13 8ZB

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Development Opportunity allocated for B1 use classes

Plot E Perry Court Farm, Faversham, ME13 8ZB





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) = 0.5Ha.
- Zone for proposed Landscape includes Public Open Space, Sustainable Drainage, Structural Landscape, Existing Vegetation and Permissive Paths/ Cycleways = 15.2Ha
- 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)
- 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
- 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
A3	1.1Ha	30 - 35dph	2	8m	40m AOD	N/A
A4	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
B	0.5Ha	40 - 75dph (C3)	2.5	9.5m	45.5m AOD	200 (A1)
C	0.5Ha	N/A	2	11m	46.5m AOD	3,800
D	0.75Ha	N/A	2	11m	48m AOD	3,250
E	3Ha	N/A	3	12.5m	49.5m AOD	18,525

Notes: AOD = Above Ordnance Datum  
dph = Dwellings per hectare

**FIGURE 3.1**

	<ul style="list-style-type: none"> <li>masterplanning</li> <li>environmental assessment</li> <li>landscape design</li> <li>urban design</li> <li>ecology</li> <li>architecture</li> <li>arboriculture</li> </ul>	<ul style="list-style-type: none"> <li>FPCR Environment and Design Ltd</li> <li>Lockington Hall</li> <li>Lockington</li> <li>Derby, DE74 2RH</li> <li>t: 01509 672772</li> <li>f: 01509 674565</li> <li>e: mail@fpcr.co.uk</li> <li>w: www.fpcr.co.uk</li> </ul>
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client  
**Hallam Land Management**

project  
**Perry Court  
Faversham**

drawing title

**PARAMETERS PLAN**

scale 1:2000 @ A1      drawn SGL / FPCR      date September 2014

drawing number **5187-PL2-03**      revision

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