



FINN'S

since 1865

Building Plot at Coach House Mews, Wingham CT3 1AB

www.finns.co.uk

Building Plot at Coach House Mews, High Street, Wingham, Canterbury, Kent CT3 1AB

An exceptional opportunity to build a substantial village house in probably the last remaining central and discreet location in the beautiful village of Wingham.

Situated

Coach House Mews is part of the former garden to The Coach House in the heart of the Wingham Conservation Area. Wingham benefits from excellent local facilities, including a village shop, doctor and dentist's surgeries, a primary school currently rated "Good", an Indian restaurant and two pubs, including "The Dog", a multi-award-winning gastropub.

Directions

Coach House Mews is accessed via the driveway next to the Salma Indian Restaurant, 44 High Street. The postcode of the site is CT3 1AB and the What3Words coordinates for the mouth of the driveway are ///removals.stayed.cubic; the centre of the plot itself is ///escalated.lottery.loading

Description

Coach House Mews is a level building plot extending to about 0.8 hectares (0.21 acres). Planning permission has been granted for the erection of a detached dwelling which, when completed, will provide an open plan Kitchen/Dining Room, Hall, Living Room, Utility Room, three Bedrooms and two Bathrooms on the first floor, with a further Bedroom and Shower Room on the ground floor. The property will also have an attached double car port with storage space above.

The property will extend to about 149m² (1,894ft²) gross internal area, with a further 27m² (291ft²) in the double car port.

Planning

Dover District Council granted planning consent for the "erection of dwelling with attached garage" on 13th October 2023 – reference DOV/23/00892. An information pack including the approved plans, Decision Notice and other supporting documentation is available on request from the agent – n.rooke@finns.co.uk. All plans and CGI images are produced by courtesy of the architects, OSG Architecture – www.osgarchitecture.com, who would be pleased to assist the new owner in dealing with building regulations approval or any other matters.

Method of Sale

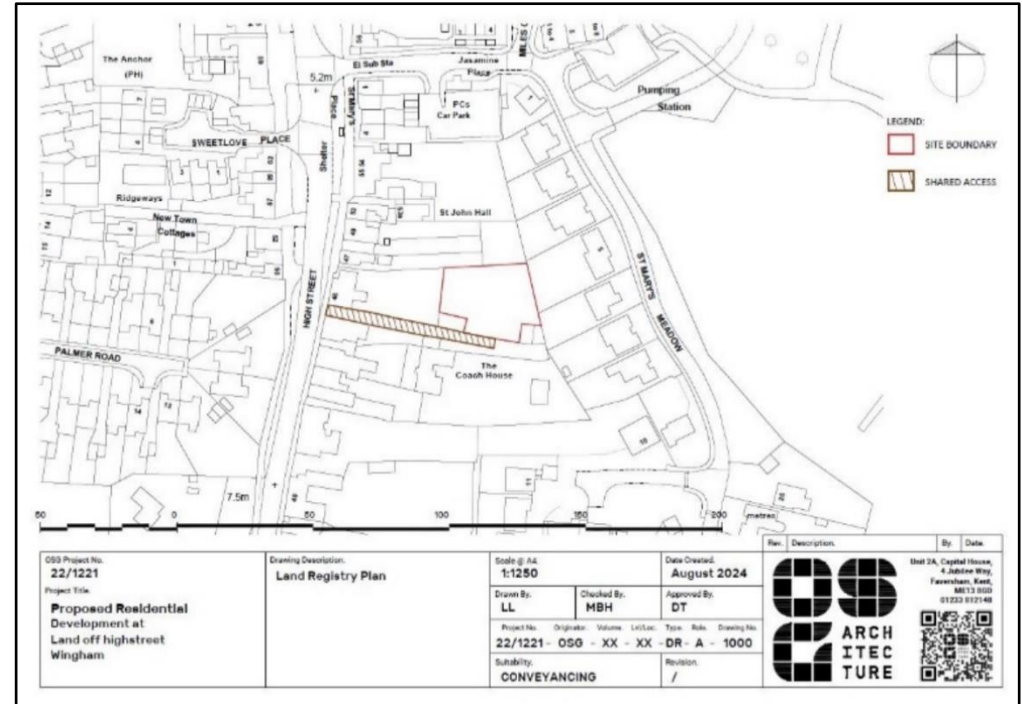
The property is offered for sale by Private Treaty with the right and reserve to take the property to auction, formal or informal tender at a later date.

Guide Price

Offers in the region of £250,000.

Tenure and Possession

Freehold with vacant possession on completion.



Agent's Note

The first part of the driveway leading to the property is unregistered and the vendor intends to have an appropriate indemnity policy in place against any future disputes or claims concerning this.

Viewings

Strictly by confirmed appointment through Finn's Canterbury – 01227 454111 or canterbury@finns.co.uk

Services

Easements will be granted to connect into the mains electricity, water and sewer in the driveway shown cross hatched brown on the plan, with the vendor reserving rights to lay pipes or further electricity cables in the trenches or ducting whilst this work is being done. No capacity checks have been undertaken on any services.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing covenants, wayleaves, easements and rights of way whether public or private, specifically mentioned or not.

Boundaries and Acreages

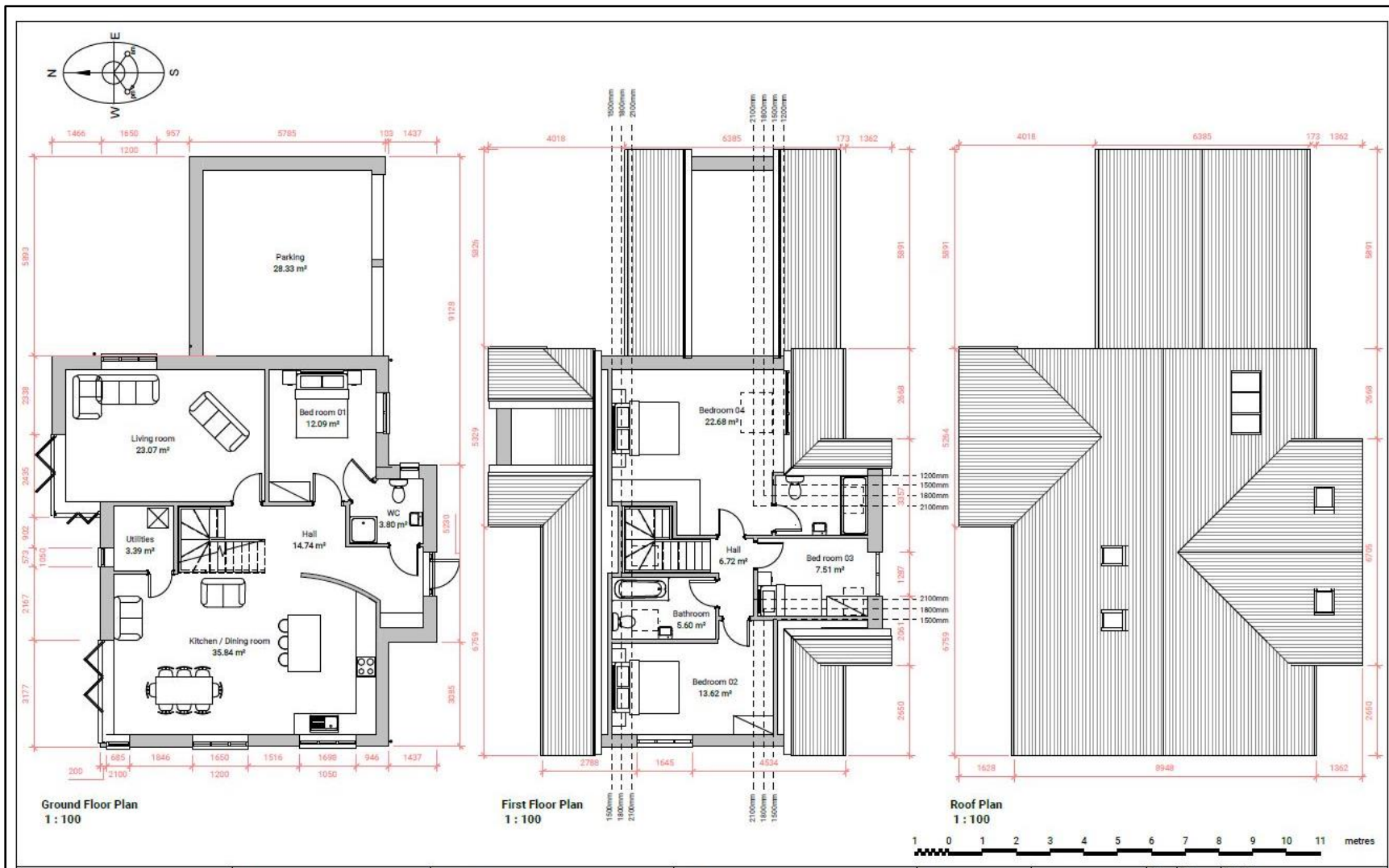
The purchaser must satisfy themselves of the location of all boundaries from their own inspection and from the Land Registry plans available. Areas are quoted for guidance purposes only and are given without responsibility, which should not be relied upon as fact.

Covenants

The land is to be sold subject to the covenants detailed below:

- a. Not to use the property for any purpose other than as a single private dwelling or carry on any trade or business at the property save that the use of a home office in the property shall not be in breach of this covenant.
- b. Not to use the property for any noisy, offensive, illegal or immoral purpose.
- c. Not to do anything at the property that would cause loss, damage, injury, nuisance, annoyance, disturbance or inconvenience to the Transferors or the owners or occupiers of any neighbouring property or to any other person.
- d. To carry out the development in strict accordance with planning consent DOV/23/00892 and to seek the Transferors' written approval to any alterations to this or any subsequent extensions or outbuildings. The Transferee will be responsible for any professional fees payable by the Transferors involved in dealing with dealing with any such approvals.
- e. A right of way will be granted over the driveway shown hatched brown, with payment for maintenance according to user, together with a 1/3rd share of the costs of repair, maintenance and any replacement in future of the electric gates.
- f. The Transferee will make new connections to the mains water and electricity supplies in the High Street, with rights reserved to the vendor to lay a further water pipe in the trench and lay further electricity cables in any ducting if required.
- g. The Transferee will be required to maintain the evergreen hedge along the southern boundary of the plot to a similar height to the existing, unless any height reductions or removal are agreed with the Transferors and with the consent of the Local Authority.





Consumer Protection Regulations:
 We have not carried out a survey and are not in a position to express a view on the condition of any property which we are offering for sale. Messrs. Finn's for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; no person in the employment of Messrs. Finn's has any authority to make or give any representation or warranty whatever in relation to this property.

Agent's Note:

1. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.
2. The Agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.
3. The particulars of this property were produced in August 2024.

<p>Wyaceton Building, Occupation Road, Wye, Ashford, Kent TN25 5DN 01222 812 148</p> <p>The Porter Building, 1 Broad Way, Slough SL1 1YD 01753 948 361 www.osgarchitecture.com</p>	<p>Notes:</p> <ul style="list-style-type: none"> - Do not scale - The contractor is responsible for checking dimensions, tolerance and references. Report all discrepancies to OSG Architecture Limited before proceeding with the works. - Where as shown is covered by drawings to different scales, the larger scale drawing is to be worked to. <p>Copyright © OSG Architecture Limited. All rights reserved. This drawing is copied or used for any purpose other than the one in which it was supplied.</p>	<p>Drawing Description:</p> <p>Proposed Plans</p>	<p>Project Title:</p> <p>Proposed Residential Development at Land off Highstreet, Wingham</p>	<p>Drawn By: AW</p> <p>Checked By:</p> <p>Purpose: PLANNING</p> <p>Drawing No.: 22/1221 - 04</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>22.03.23</td> <td>Amended Window</td> </tr> <tr> <td>B</td> <td>08.03.23</td> <td>Report Dimensions Updated</td> </tr> </tbody> </table> <p>Scale: 1:100 Date: JUNE '23</p>	Rev	Date	Description	A	22.03.23	Amended Window	B	08.03.23	Report Dimensions Updated
	Rev	Date	Description											
A	22.03.23	Amended Window												
B	08.03.23	Report Dimensions Updated												
<p>Scale: 1:100 Date: JUNE '23</p>														

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9BY
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

