



North Site, Preston Garden Centre, Preston, Canterbury CT3 1ED

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North Site, Preston Garden Centre, The Street, Preston, Canterbury, Kent CT3 1ED

A superb opportunity to construct an exclusive development of five dwellings in the popular village of Preston.

Situated

The North Site is to be found a little way from the centre of the village of Preston. Preston benefits from an excellent community, with The Half Moon & Seven Stars pub, a village shop, a highly regarded butcher's shop and a primary school currently rated "Good" by OFSTED. The nearby village of Wingham (2½ miles) has excellent local facilities, including a village shop, doctor's and dentist's surgeries, a primary school also currently rated "Good", an Indian restaurant and two pubs, including "The Dog", a multi-award-winning gastropub. Canterbury is about 10 miles away and Sandwich about 8 miles distant.

Directions

The site will be accessed directly from The Street. The nearest postcode for the former garden centre is CT3 1ED. The What3Words coordinates for the mouth of the proposed driveway are ///values.singing.aquatics

Description

The North Site is a level development site extending to about 0.42 hectares (1.04 acres). Outline planning permission has been granted for the erection of five dwellings – a pair of semi-detached houses and three detached houses. The accommodation is as follows, with areas supplied by the architect:-

Plot	Description	M ²	Ft ²
1	Detached 3-bed house	159.2	1714
2	Detached 3-bed house	159.2	1714
3	Semi-detached 3-bed house	158.5	1706
4	Semi-detached 3-bed house	158.5	1706
5	Detached 4-bed house	190.1	2046

Planning

Dover District Council granted permission for an "outline application for the erection of five dwellings (with landscaping to be reserved)" on 25th June 2024 – reference: DOV/24/00119. 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 images are produced by courtesy of the architect, Adair Giuliano of Sterling Architecture Ltd - www.sterlingarchitecture.co.uk. He will 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 £550,000.

Tenure and Possession

Freehold with vacant possession on completion.

Viewings

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

Services

No capacity checks have been undertaken for any services. Southern Water plans show a sewer in The Street. Mains gas, water and electricity are also believed to be in The Street, but purchasers should make their own investigations.

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. Please note that the plans are not to scale, boundaries are indicative only and may be subject to minor amendments.

Covenants

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

- The Purchaser is to be responsible for fencing any boundaries with the Vendor's retained land and forever after maintaining these to a specification to be agreed.
- The Purchaser will reserve full rights of way over the driveways leading to their retained land for access and the passage of services.
- To carry out the development in accordance with planning consent DOV/24/00119 and to seek the Vendor's written approval to any alterations to this or any subsequent extensions or outbuildings. The Purchaser and their successors in title will be responsible for any professional fees payable by the Vendors involved in dealing with any such approvals.
- The Purchaser is to build the roadway leading to the site to a sufficient specification to enable the Vendor to access and potentially develop the land to the east for residential purposes in the future, subject to them paying a proportionate charge for maintenance.





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 December 2024.

FINN'S CANTERBURY
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Canterbury
Kent CT1 2QD
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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
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