



£1,500,000

Land at Little Densole Farm, Canterbury Road, Densole, Kent, CT18 7BJ

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Site with extant consent for 12 no. holiday homes. The site offers the potential to increase the number of holiday homes or convert the units to permanently occupied dwellings (STPP). In addition, the vendor owns a large tract of surrounding land which has the potential for a larger more comprehensive development (STPP).

Location

Densole is a small settlement that straddles the A260 Canterbury Road, just to the north of the small town of Hawkinge and approximately 4 miles north of the major town of Folkestone with its High-Speed rail service to London St Pancras with a journey time of around an hour. The Eurotunnel Terminal at Cheriton is around 5 miles to the south and the Port of Dover is around 12 miles to the east.

The village of Densole has a local newsagent and pub with further shops including a Lidl, Tesco Extra and Pharmacy that can be found in Hawkinge. The Churchill School, also in Hawkinge, is a 3-form entry Primary school. Densole is served by regular buses to Canterbury and Folkestone.

Site Description

The site for the proposed Holiday Home scheme is c. 5.5 ha (c. 13.5 acres) in size and is currently unused Agricultural Land. The site falls in level to the south east and lies within the North Downs ANOB. The site is bordered by agricultural land on the west and south boundaries while the northern and eastern boundary comprise a large area of mature woodland known as Reinden Wood.

Site access is via an existing driveway from the A260 Canterbury Road. The first section of the driveway exists and will be shared with a small residential development at Little Densole Farm. The proposal is for a new driveway off the existing driveway which will link to the site which is set in a secluded location some distance east of Densole. The vendor has enhanced the secluded of the site nature by planting a very large number of mature trees across the site.

Planning and Proposed Scheme

The vendor secured planning permission on 2nd July 2018 from Folkestone & Hythe District Council for a scheme comprising 12 no. Holiday Lodges, a Reception Building, Store Building, Parking, Lakes, 2 no. Tennis Courts and a Play Area all in a heavily landscaped environment under planning reference Y16/0623/SH. All the pre-commencement conditions have been discharged, the Community Infrastructure Levy has been paid and the foundations laid for the Reception Building. F&HDC have confirmed commencement and this Permission is extant.

The scheme comprises 12 no. individually designed detached holiday homes that although described as 'Lodges' are intended to be properly constructed and insulated dwellings set around two man-made lakes. In addition, the scheme shows a small Reception Building with a parking area for the site adjacent to two new tennis courts.

Conditions 8 & 9 of this Permission restrict the use to Holiday Accommodation by requiring the maintenance of an up-to-date register of occupiers and limiting the occupancy by one person or group of persons to no more than 4 weeks in any 3 month period. The vendor has been advised that these can be challenged to secure less onerous Conditions.

Potential (Subject to Planning Permission)

The vendor's land holdings extend to c. 18.3 ha (c. 45 acres). It is considered there may be an opportunity for an alternative or more comprehensive development. This could include:

1. Increasing the density and possibly expanding of the Holiday Park scheme (STPP).
2. Removing the Holiday Letting restrictions within the Permission and developing the site as a traditional residential scheme, possibly with a larger number of units (STPP).
3. Seeking a more comprehensive residential development across a much wider area that significantly enlarges the Densole settlement. (STPP).

Further Information

The Sales Particulars, a Site Plan, Drawings and the Planning Documentation are all available to download from our website at www.rpclandandnewhomes.co.uk.

Tenue

The site is wholly owned freehold by the vendors and they are open to discussion in respect of the structure of any future ownership.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

Should you require a detailed inspection of the site, prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142 to agree a mutually convenient time.

Expression of Interest

The preference is for a deal where an initial payment is received that recognises the value and investment they have already committed in the Holiday Park scheme, with an uplift if a more valuable alternative scheme was secured and developed.

However, the vendor is very flexible and entrepreneurial and welcomes discussion about the opportunity and will consider any alternative proposal that potentially maximises the value of their site with any sensible, experienced parties.

If you are interested please contact Graeme Dowd to discuss the site, following this, if appropriate, we can organise a site walkover and meeting with the vendor.

Any Proposals must be made in writing for the consideration of the vendor and should include details of your proposed purchase structure, planning assessment, relevant experience, previous expertise, details of your funding arrangements as well as any on site due diligence that will be required prior to an exchange of any agreement.

As a Regulated Industry under Anti-Money Laundering Regulations, RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.

Introductory Fees

The vendor has requested that RPC Land & New Homes seek its fees from the purchaser on an introductory basis.

The level and timing of payment of fees will depend on the proposal and how the agreed deal is structured. If a private treaty (STC) sale is agreed our fees will be at 2% +VAT of the agreed price. However, if a longer term Promotion Agreement or some other structure is agreed we will require an upfront fee (amount to be agreed) upon entering the Agreement with a guarantee that RPC will be retained on the future sale of the site or will receive a 2% +VAT fee on the ultimate purchase price.

We will require confirmation that this is understood and accepted and that a suitable fee structure will be included within any future contract before any site visit, meeting with the vendor or offer is put forward for consideration.