



LAND AVAILABLE AT

BELL LANE

ROCHESTER - KENT

A rare opportunity to acquire a prime residential development site benefitting from Outline Planning Permission and approved Reserved Matters Consent for 58 new homes, with scope for further enhancement.



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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of this brochure.



Aerial view of site taken from South West (all red boundary lines on site photos are for indication purposes only and should not be relied upon)



EXECUTIVE SUMMARY

- An exceptional opportunity to acquire a 13.8 acre residential development site in the highly desirable Medway Valley village of Burham, Kent.
- Outline planning permission was granted on part of the site by Tonbridge & Malling Borough Council in 2023 (ref: TM/21/01767/OA) for residential development of up to 58, including a 40% affordable housing provision, playing pitch, car park and associated landscaping works.
- Subsequently, Reserved Matters approval for the housing phase was granted in March 2024 (ref: TM/23/02066/RM). Further planning information is available within the Data Room.
- The wider landholding includes an adjoining parcel beyond the current Bell Lane consent, offering an attractive future development opportunity. Early-stage capacity testing indicates potential for around 32 additional dwellings, which could materially enhance the scheme's overall development quantum and value, subject to planning and technical due diligence.
- Situated between Rochester and Maidstone, the site enjoys excellent connectivity to both the wider South East and London, with convenient access to the M2, M20 and High Speed rail services from Ebbsfleet International.
- Burham offers an appealing combination of village character, attractive countryside and excellent accessibility. Residents benefit from a range of local amenities, highly regarded schools, healthcare provision and extensive leisure opportunities within the wider Medway Valley.
- The village also lies immediately adjacent to Peters Village, with many of its amenities and community facilities within around 1 mile of Burham village centre.
- Knight Frank are instructed to invite offers for the freehold interest on an unconditional basis.



Aerial view of the site taken from East



Aerial view of the site taken from North East



THE SITE

- The site extends to approximately 13.8 acres and occupies an attractive edge-of-settlement location on the north-western side of Burham.
- Currently in agricultural use, the site is bordered by established residential development to the north and east, Burham Church of England Primary School to the north-east and open countryside to the south and west.
- The site forms a logical extension to the village and benefits from strong connections to local services and amenities.
- Outline planning permission has been secured for up to 58 dwellings alongside extensive public open space, a community playing pitch, landscaping and supporting infrastructure.
- Access to the site is secured via a new Bellmouth junction onto New Court Road, with planning permission granted for the associated access road infrastructure under reference TM/22/00912/FL.
- The wider landholding includes a neighbouring parcel with capacity studies indicating potential for a further 32 dwellings, creating an attractive opportunity for future expansion beyond the consented scheme.



Aerial view of the site taken from North West



THE LOCATION

The site occupies an attractive position on the edge of the historic village of Burham, within the heart of the Medway Valley, one of Kent's most desirable residential locations. The site forms a natural extension to the existing settlement and benefits from an established village setting surrounded by attractive countryside.

Burham is strategically located between Rochester and Maidstone, providing residents with access to a wide range of shopping, leisure, educational and health care facilities. The village has also benefitted from significant investment through the delivery of nearby Peters Village, a landmark residential-led development that has enhanced local infrastructure and community amenities.

The site enjoys excellent connectivity, with convenient access to the M2 and M20 motorway networks and a number of rail stations serving the wider area. Ebbsfleet International is within easy reach, providing High Speed services to London St Pancras in approximately 19 minutes, making the location particularly attractive to commuters.

Combining strong transport connections, established local amenities and the attractive setting of the Medway Valley, Bell Lane offers an exceptional location for high-quality residential development.

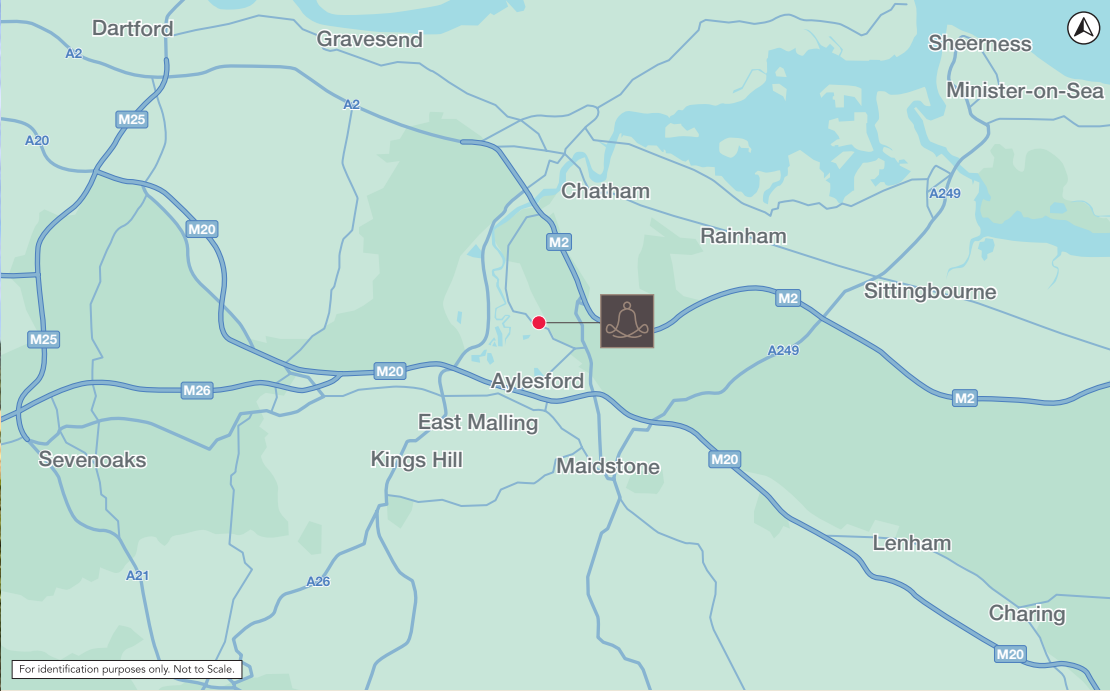
The site is particularly attractive to families, with Burham Church of England Primary School located immediately adjacent to the site boundary, while secondary education is available at The Holmesdale School in Snodland (approximately 3 miles) and Aylesford School (approximately 5 miles), both of which are easily accessible by road and public transport.



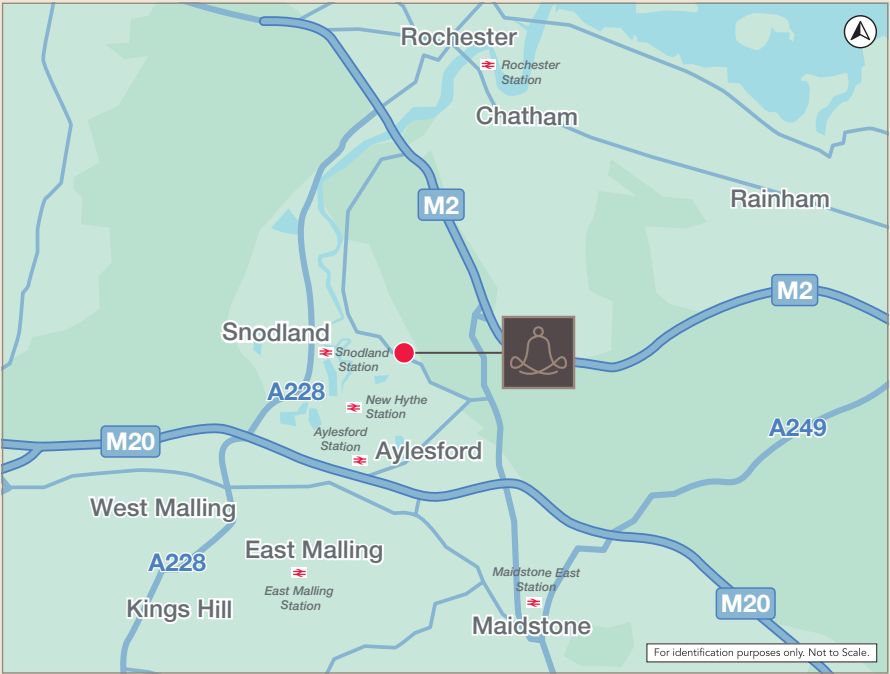
Entrance sign to Burnham Village



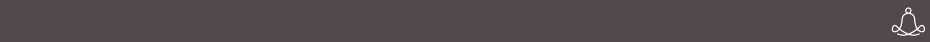
River Medway waterfront pathway



For identification purposes only. Not to Scale.



For identification purposes only. Not to Scale.



Clockwise from top left: Woodland pathway near Burnham, The Windmill Pub in Burnham, Park footpath in Burnham Village and Church Street in Burnham Village.

ROAD CONNECTIONS

Destination	Approximate Drive Time
Rochester City Centre	15 minutes
Chatham	20 minutes
Maidstone Town Centre	20 minutes
Bluewater Shopping Centre	25 minutes
Canterbury	35 minutes
Ashford International	40 minutes
Central London	60 minutes
Folkestone (Channel Tunnel)	55 minutes
Dover Port	60 minutes



TRANSPORT AND CONNECTIVITY

Land Northwest of Bell Lane occupies a highly accessible location on the edge of Burham, benefiting from excellent road, rail, bus, pedestrian and cycle connections. Residents will enjoy convenient access to Rochester, Maidstone and the wider Medway towns, while nearby railway stations and high-speed services from Ebbsfleet International provide rapid links to Central London. The site's proximity to the M2, M20, A2 and A228 further enhances connectivity across Kent, London and the South East, making the development well positioned for both commuting and everyday travel.



RAIL CONNECTIONS

Railway Station	Approximate Distance By Car	Approximate Drive Time	Fastest Rail Journey
Ebbsfleet International	23km	20 minutes	London St Pancras in 18 minutes
Strood Station	11.9km	18 minutes	London St Pancras in 35 minutes
Canterbury West Station	48.6km	41 minutes	London St Pancras in 35 minutes
Rochester Station	11km	20 minutes	London St Pancras in 35 minutes London Victoria in 45 minutes
Snodland Station	4.2km	9 minutes	London St Pancras in 55 minutes
New Hythe Station	7km	15 minutes	London St Pancras in 55 minutes
Maidstone East Station	7.6km	9 minutes	London Victoria in 60 minutes



WALKING AND CYCLING

Destination	Approximate Distance / Time
Burham Primary School	Adjacent to site
Phoenix Medical Practice	5 minutes walk
Local Village Facilities	5-10 minutes walk
Rochester Road Bus Stops	3 minutes walk
Peters Village Cycle Route	Direct connection
Medway Valley Cycle Network	Connected via New Court Road
Public Rights of Way Network	Immediate access



BUS CONNECTIONS

Service / Destination	Access
Rochester Road Bus Stops	Approx. 250m from site
Maidstone	Regular local services
Chatham	Regular local services
Aylesford	Regular local services
Medway Towns	Regular local services
Peters Village Bus Services	Additional commuter connections



AIRPORTS

Airport	Approximate Drive Time
London City Airport	50 minutes
Gatwick Airport	50 minutes
Heathrow Airport	1 hour 20 minutes





PROPOSED DEVELOPMENT

Outline planning permission (TM/21/01767/OA) was granted on part of the site in 2023 by Tonbridge & Malling Borough Council for the development of up to 58 dwellings, a community playing pitch, public open space, a car park and associated infrastructure.

The site subsequently benefited from approved Non-Material Amendments in 2023 (TM/23/01598/NMA and TM/23/03268/NMA), Reserved Matters Approval in 2024 (TM/23/02066/RM), planning permission for a Bellmouth access road from New Court Road (TM/22/00912/FL) and the discharge of key access-related conditions (TM/23/01318/RD). A Certificate of Lawful Development (26/00498/LDE), issued on 2 July 2026, confirms that the outline planning permission has been lawfully implemented and remains extant. The planning permission includes 40% affordable housing provision, the details of which can be found in the S106 included in the data room.

The overall site offered for sale includes a parcel of land outside the existing planning permission boundary. Whilst this land does not currently benefit from planning consent, initial capacity assessments indicate potential for approx. 32 additional dwellings. This provides a compelling value-add opportunity for a purchaser, offering the potential to increase development numbers, enhance land value and drive additional returns through a future planning application.

PLANNING PERMISSION SUMMARY

Total Homes	Up to 58
Affordable Provision	40%
Playing Pitch	2.05 acres
Open Space & Landscaping	7.09 acres
Church Street Car Park	39 Spaces

TIMELINE

30 JAN 2023

OUTLINE
Residential development of up to 58 dwellings, playing pitch, car park and associated landscaping.
TM/21/01767/OA

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08 AUG 2023 & 22 DEC 2023

NON-MATERIAL AMENDMENT
Amendment to the approved outline permission to revise planning condition wording.
TM/23/01598/NMA and TM/23/03268/NMA

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26 MAR 2024

RESERVED MATTERS APPROVAL
Approval of access, appearance, landscaping, layout and scale for the residential phase
TM/23/02066/RM

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02 JULY 2026

CERTIFICATE OF LAWFUL DEVELOPMENT
Confirmation of lawful implementation.
26/00498/LDE

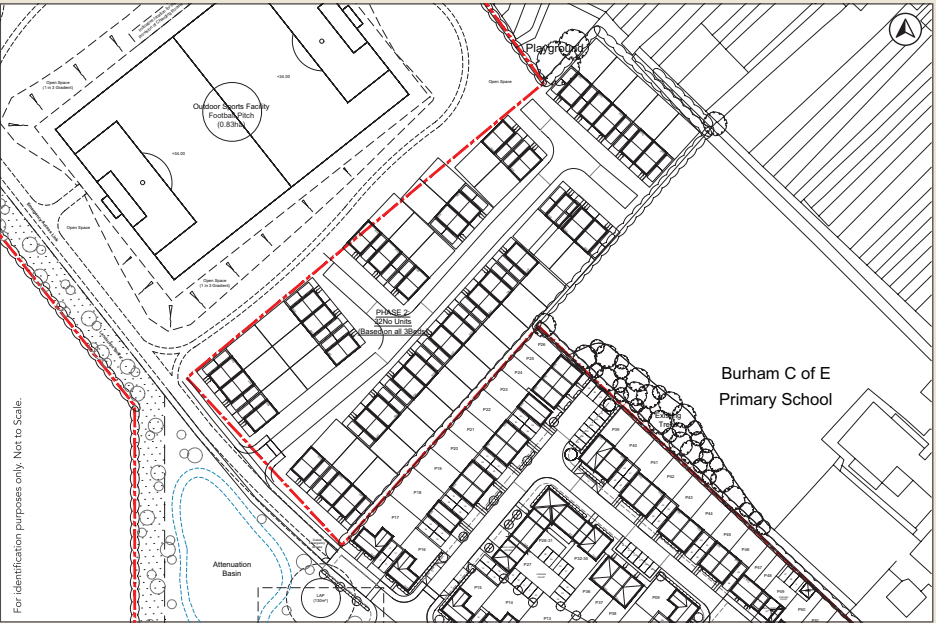


VALUE ADD POTENTIAL

There is a parcel of land included within the sale which does not currently benefit from planning permission. Architects have previously drafted a layout indicating a maximum of 32 dwellings for this parcel of land. This creates a strong opportunity for an incoming purchaser to enhance value on the site.

Throughout discussions with the council to obtain planning on the rest of the site, planning officers advised that a larger site, with additional housing, should be brought forward in order to make the most efficient use of the land.

Illustrative Proposal for Whole Site



ACCESS ROAD TO BELL LANE

Planning permission (TM/22/00912/FL) was granted on 30 January 2023 for a new Bellmouth access road from New Court Road serving the development. Conditions relating to junction design, drainage and construction management were discharged under reference TM/23/01318/RD on 29 November 2023.

Outline Planning Permission - Illustrative Residential Layout



Outline Planning Permission - Illustrative Playing Pitch and Car Park Layout





PROPOSED SITE LAYOUT

The illustrative masterplan demonstrates how the consented development can be delivered, incorporating housing, open space, community sports provision, landscape buffers and enhanced pedestrian connectivity throughout the site.

Aerial view of the site taken from South



Illustrative aerial view from New Court Road



Illustrative aerial view from Bell Lane



LANDSCAPE & COMMUNITY BENEFITS

The approved scheme delivers a range of community, recreational and environmental benefits, including:



- A new community playing pitch (approximately 2.05 acres) for community and recreational use.



- Approximately 7.09 acres of publicly accessible open space, landscape areas and amenity land.



- A dedicated Children's Local Area of Play (LAP) integrated within the development.



- New pedestrian and cycle links connecting Bell Lane, Church Street and the wider village, improving permeability and accessibility.



- A substantial 10-metre-wide landscape buffer along the south-western boundary to create a sensitive transition to the surrounding countryside.



- Extensive habitat creation, new planting and biodiversity enhancement measures delivering long-term ecological benefits.



- A 39-space community car park accessed from Church Street, serving both the playing pitch and existing local residents.



- Sustainable drainage features, green infrastructure and ecological management measures integrated throughout the development.

The approved landscape strategy has been carefully designed to create a strong and attractive green edge to the development, incorporating extensive tree planting, new habitat areas and structural landscaping. These measures help integrate the scheme into its rural setting, enhance biodiversity, improve visual amenity and provide an attractive open space network for both residents and the wider community.



Illustrative view along the South Boundary



Illustrative Car Park Plan





FURTHER INFORMATION

TENURE

The property is held freehold under title number K829085. Copies of the Land Registry documents are available in the data room.

LOCAL AUTHORITY

Tonbridge & Malling Borough Council

INSPECTION

The property may be inspected by prior appointment through the vendor’s sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

All red boundary lines on site photos are for indication purposes only and should not be relied upon.

METHOD OF SALE

Preferred offers are invited for the freehold interest, on an unconditional basis.

VAT

The site is not elected for VAT.

OTHER INFORMATION

Please see the dedicated website for the following information:

- Planning Documentation
- Site Plan
- Title Documentation

DATA ROOM

Please visit: <https://sites.knightfrank.com/LandatBellLane/>

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Aerial view of site taken from East



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