

EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE

Resolution to grant Outline Planning Permission for up to **90 Dwellings** in a semi-rural setting on the edge of Capel-Le-Ferne, 2 miles from the very popular coastal town of Folkestone



Land at Great Cauldham Farm

Closing date for Offers - 21st February 2025

Cauldham Lane, Capel-le-Ferne
Folkestone, Kent CT18 7HF

For Sale

Summary

Located in the popular village of Capel-le-Ferne which is just 2 miles from Folkestone this site has a resolution to grant outline planning permission for up to 90 dwellings. The Section 106 Agreement is being finalised and the site is now being offered for sale on an unconditional basis with offers invited on or before Friday 21st February 2025.

A considerable amount of technical and other information is available as outlined below.

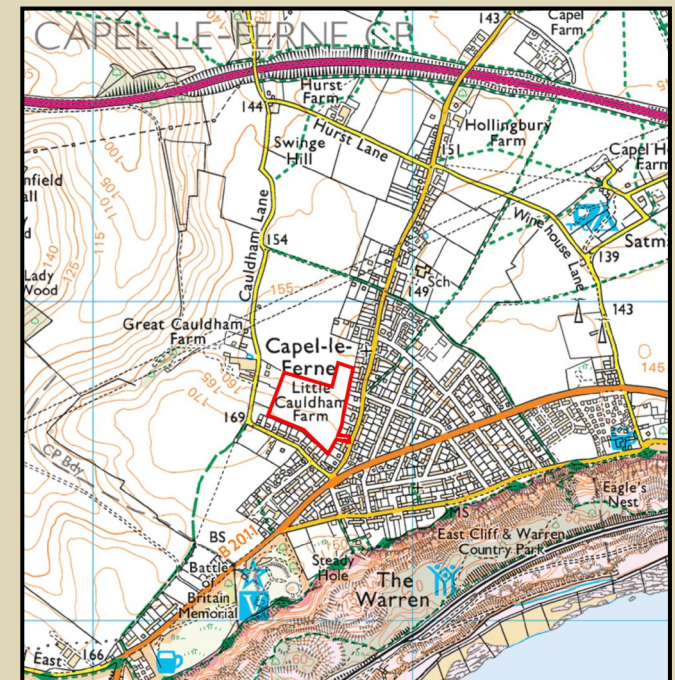
Location

The site is located on the north western edge of the village of Capel-le-Ferne to the north east of Cauldham Lane and to the west of Capel Street. Capel-le-Ferne is located on top of the White Cliffs of Dover and is a 3¹/₂ mile drive to the centre of Folkestone to the south west.

Folkestone was voted the **best place to live in the south east** by the Sunday Times due to its 'cool shops, impressive schools, state of the art sports facilities and high speed trains to London'. Local amenities include a primary school, shop, pub, cafe and Batte of Britain museum. The site benefits from direct access to a network of public rights of way across the AONB.

The site is a 3 mile drive to Folkestone Central Station from where high speed trains travel to London St Pancras in 56 minutes.

By road, the site is easily accessible to the A20 to the north which feeds into the M20 and national motorway network.

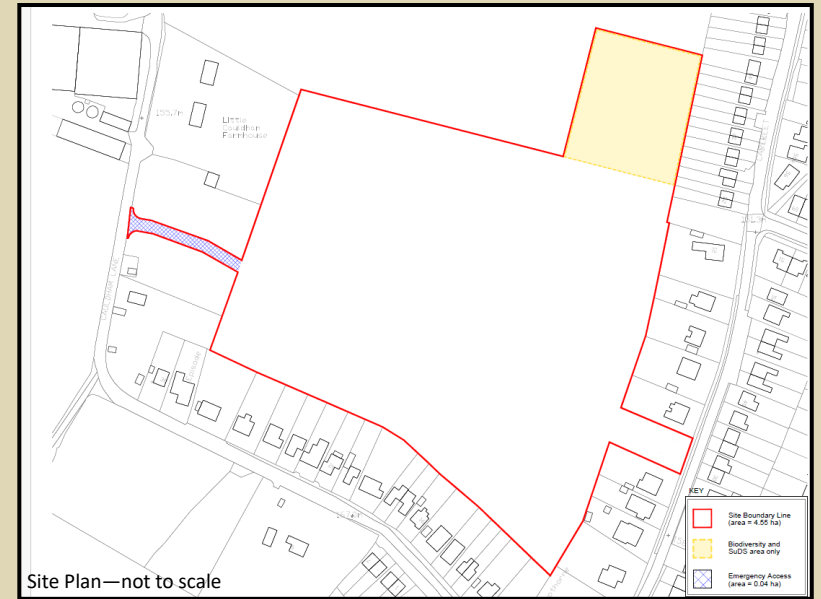


Description and site area

The site comprises agricultural land and 11 Capel Street which will be demolished to create the access into the site. The site is relatively flat falling from the south to the north. The land is well screened to the east and south with existing housing and planting. The land to the north is agricultural and the site is well screened by trees and hedges to the west.

The land being offered for sale is outlined in red on the adjoining Site Plan, although it will exclude the emergency access land cross hatched blue which is to be retained by the vendor with all necessary rights granted. Please note that this plan is not to scale and is for identification purposes only.

The site extends to approximately 4.51 hectares (11.1 acres).



Development Proposals

As the application is in outline the layout plan is indicative and matters to do with design, size and mix of units will be dealt with at the reserved matters stage.

The development provides land for 90 houses and the Illustrative Layout Plan to the right and on the front cover shows an indicative layout which can be refined through the reserved matters process.

Access will be from Capel Street which will involve the demolition of No 11 and there is a loop road system as illustrated on the illustrative layout plan. There is a central green space providing a focal point for the scheme and this green space continues along the site's northern boundary. The emergency access is to the west linking the site to Cauldham Lane. This access will also be used as a pedestrian and cycle access to and from the site.



Planning and Section 106 Agreement

Dover District Council's Planning Committee resolved to grant Outline Planning Permission on 21st November 2024 for the *'erection of up to 90 dwellings with associated parking and infrastructure following demolition of existing dwelling with all matters reserved except access'*. (Application Reference: DOV/24/00257).

The Section 106 Agreement is in the process of being agreed and will include an affordable housing requirement of 30%. There are various contributions required and these are set out in the draft S106 Agreement which is available to download (see below). We estimate that the contributions will amount to approximately £9,000 per unit dependent on the mix of houses and flats.

Services

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

Additional Information

The following information, inter alia, is available from our website www.rpcland.co.uk.

- Planning Committee Report
- Draft S106 Agreement
- Design and Access Statement
- Archaeological Assessment
- Arboricultural Impact Assessment
- Ecological appraisal
- Flood Risk Assessment
- Indicative Foul Water Drainage Strategy
- Indicative Surface Water Drainage Strategy
- Phase I Land Contamination Assessment
- Topographical Survey
- Transport Assessment
- Noise Assessment
- Air Quality Assessment
- Landscape and Visual Appraisal
- Biodiversity Net Gain Assessment

Tenure and VAT

The freehold interest in the land is offered for sale.

The land is elected for VAT and, accordingly, VAT will be payable on the purchase price.

Method of Sale

Offers are invited by way of an informal tender on an unconditional basis (subject to contract only). The deadline for the receipt of bids is 12 noon on Friday 21st February 2025. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk.

In submitting a proposal please include the following:

1. Offer price for the property;
2. Confirmation of assumed density (total sq ft of dwellings);
3. Details of any abnormal costs including off-site highway works and demolition of 11 Capel Street;
4. Details of s106 costs;
5. Details of due diligence required prior to exchange of contracts;
6. Confirmation of funds and Board approval process.

The vendor reserves the right not to accept the highest nor any bid made for the site.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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