

Residential Development Opportunity

86A Chestfield Road

Chestfield, Whitstable CT5 3LT

Guide Price £2,000,000



Key Highlights

- Planning Permission for demolition of existing property and erection of 5 two-storey dwellings with associated car barns.
- Site area of 1.69 acres (0.68 hectares).
- Freehold for sale with vacant possession.
- Offers invited by Informal Tender.

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LOCATION

The Property is situated in the charming village of Chestfield, nestled within the picturesque county of Kent. Ideally positioned, Chestfield lies approximately 2.5 miles east of Whitstable, 5.1 miles west of Herne Bay, and 6.8 miles north of Canterbury, offering convenient access to a variety of coastal and historic destinations.

Local Amenities

Chestfield boasts a welcoming community atmosphere and a range of essential amenities. It benefits from a local supermarket, post office and a selection of restaurants and traditional public houses, all contributing to the village's appeal. The area also features recreational facilities including Chestfield Golf Club, adding to its lifestyle offering.

Transport Links

The property enjoys excellent transport connectivity, with Chestfield & Swalecliffe railway station located just 0.2 miles to the north. The station provides regular Southeastern services to London Victoria (approx. 65 minutes) and London St Pancras International (approx. 75 minutes).

Education

Chestfield offers access to a variety of well-regarded educational institutions. This includes Swalecliffe Community Primary School and Briary Primary School which are both located nearby. For secondary education, the area is served by The Whitstable School and Herne Bay High School. Additionally, the historic city of Canterbury, provides access to a wider selection of schools, including grammar schools and independent colleges, further enhancing the educational options available to residents.

SITUATION

The property occupies a generous and well-positioned plot, set back from the road. Located within an established residential area, the surroundings are characterised by detached homes set within large plots, contributing to the area's spacious and leafy appeal.

The site benefits from an existing vehicular access, with a private driveway leading directly onto Chestfield Road to the east.



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The Existing Site

The site currently accommodates a centrally positioned detached bungalow, set within a substantial plot extending to approximately 1.69 acres. As per the granted planning permission, the existing dwelling is scheduled for demolition. Set well back from the road, the property enjoys a high degree of privacy and space, enhanced by mature boundary planting and its location within a peaceful, established residential setting.

Vacant Possession

The sale will be on a vacant possession basis.

Services

We have been advised that mains water, electricity and gas are available. These have not been tested by the agent. It is recommended that purchasers and their advisors make the necessary enquiries for verification. No warranties are provided in this sale.

Tenure

The Property is registered at the Land Registry under Title Number K244085.

Flood Risk

Part of the site lies within Flood Zones 2 and 3, specifically in relation to surface water flooding. For all other types of flood risk, the site is located within Flood Zone 1, indicating a low probability of flooding.

Local Authority

The site lies within the administrative jurisdiction of Canterbury City Council.

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PLANNING PERMISSION

Ref: CA 25/00181

[LINK](#)

Planning Permission was granted on 1st July 2025 for "Demolition of existing dwelling, outbuildings, removal of swimming pool and the erection of 5 dwellings with associated car barns and landscaping".

The proposed scheme comprises five detached, two-storey dwellings, each designed to reflect a traditional architectural style that complements the character of the surrounding area. The homes will feature car barns, private parking, and generously sized gardens. Each dwelling will provide four bedrooms, with thoughtfully designed interiors that include open-plan living spaces on the ground floor, promoting flexibility, natural light, and a modern lifestyle. The development will utilise the existing access point from Chestfield Road. The homes are arranged around a central landscaped green space.

Section 106

A Section 106 Agreement was formally completed on 30 June 2025. Key points are summarised below:

- Affordable Housing: No provision required.
- Strategic Access Management and Monitoring (SAMM) Contribution: £5,070.12 (subject to indexation).
- Monitoring Fee: £623.15.
- Council's Legal Costs: £600.

A copy of the Section 106 Agreement is available upon request.

Community Infrastructure Levy

The site is subject to a Community Infrastructure Levy (CIL) charge of £187 per square metre, plus indexation. As the existing buildings on the site have been vacant for between 1 and 3 years, there may be scope to offset their floorspace against the total CIL liability.

Prospective purchasers are advised to undertake their own assessment of the CIL liability. Further guidance can be obtained from the local planning authority.

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Proposed Floor Areas

UNIT	TYPE	BED/PERSONS	SQ M	SQ FT
Plot 1	Detached	4B/7P	192.6	2,074
Plot 2	Detached	4B/8P	219.1	2,359
Plot 3	Detached	4B/6P	160.4	1,727
Plot 4	Detached	4B/8P	219.1	2,359
Plot 5	Detached	4B/7P	205	2,207

BNG

BNG 10% provision to be delivered on site through existing and proposed planting in landscape areas. No off-site credits required.

District Level License

A District Level Licence (DLL) will need to be entered into and co-signed with Natural England to address the presence of Great Crested Newts on the site. As part of this process, a conservation payment fee of £4,848 will be required to support habitat protection and mitigation efforts.

Architects

The scheme has been designed by James Clague Architects Ltd in collaboration with Taylor Roberts Architects, both based in Canterbury, Kent.

The architects would be happy to prepare, manage, and discharge planning conditions on behalf of future owners or developers, offering continuity and expert guidance throughout the build process. Additionally, options for a Technical Building Pack are available.

VAT

We are advised that the Property is not elected for VAT.

Legal Costs

The purchaser will be expected to give legal cost undertaking in the event they withdraw from the transaction following agreement of Heads of Terms and expense has been incurred in preparing and finalising the legal pack

Methods of Sale

Offers invited on a unconditional basis and are sought via informal tender with a closing date for bids to be confirmed.

The Vendor reserves the right not to accept the highest, or indeed any offer submitted and may withdraw the Property from the market at any time. Parties are expected to co-operate with transaction counterparty Anti-Money Laundering due diligence checks upon agreement of Heads of Terms.

Technical Information

Further information is available on request, including the following information:

- Planning Documents and Plans
- S.106 Agreement
- District Level Licence

Viewings

Viewings are strictly by appointment only, please contact Imogen Elliott or Tom Wood to arrange a viewing (contact details below).

CONTACTS

For further information please contact:

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