



Bodkin Farm Thanet Way, Whitstable

STRUTT & PARKER

Bodkin Farm

Thanet Way, Whitstable
CT5 3JD

Development opportunity and strategic farmland at Bodkin Farm amounting to approximately 59 Acres (24 Ha)

Whitstable 2.6 miles | Canterbury 7 miles
(St Pancras Train Station 56 minutes)
Faversham 10 miles | Margate 15 miles
Central London 63 miles

Situation

Bodkin Farm is situated on the outskirts of the popular seaside town of Whitstable. The property benefits from good road frontage to the Thanet Way A2990 providing quick access to road networks across Kent. The property also benefits from its close proximity to Chestfield and Swalecliffe train station providing excellent commuter links.

The property is for sale as a whole or in two lots:

Lot 1 – Development opportunity at Bodkin Farmhouse and further outbuildings.

The site extends to approximately 2.5 acres (1 ha) coloured pink on the plan.

The buildings at Bodkin Farm comprise a substantial Grade II listed redundant three bedroom farmhouse and range of further outbuildings suitable for development with a previous history of residential planning permission. The yard is suitably well screened by surrounding trees providing a secluded feeling. The buildings are accessed via private access which leads directly onto the Thanet Way A2990.

Planning permission was granted in 2004 (now expired) under reference CA/04/00934 for a refurbishment of the farmhouse and 3 new dwellings within the building complex.



Lot 2 – Strategic farmland at Bodkin Farm

About 57 acres (23 ha) coloured green on the plan.

The farmland is in a ring fence comprising approximately 55.46 acres of grassland and 1.27 acres of woodland. The land is grade 3 loamy clayey soil suitable for both grass production and cereal production. The land is accessed via a gate adjoining the A2900 identified brown on the plan providing good road access.

General

Method of sale: Bodkin Farm and land is offered for sale as a whole, or in up to 2 lots by informal tender on an unconditional or subject to planning basis.

Tenure and possession: The property is offered for sale with vacant possession on completion. Further details are available from the vendor's agent.

Services: The farmhouse in Lot 1 has oil central heating and benefits from mains electricity and water. It is unknown what drainage facilities are in place and prospective purchasers are advised to make their own inspections on this matter.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity supplies and all other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A right of way for all purposes, shown hatched brown on the site plan, is reserved for the purchaser of Lot 2 over the private access comprised in Lot 1. Lot 2 is subject to public footpath CW68 to the south of the land adjoining the row of residential properties.



Basic Payment: There are no entitlements available with the sale of the land.

Designations: The farmhouse in Lot 1 is Grade II listed. The farmland does not have any designations.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Overage: The farm is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and

forestry activities. This overage will be effective for 50 years from the date of completion of the sale and will be payable on the grant of planning permission (or disposal with planning permission) for such uses (excluding agriculture, forestry or equine use). The amount payable will be 30% of the net increase in value resulting from that consent.

Local authority: Canterbury City Council (01227 862000); Kent County Council (03000 414141).

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached

to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

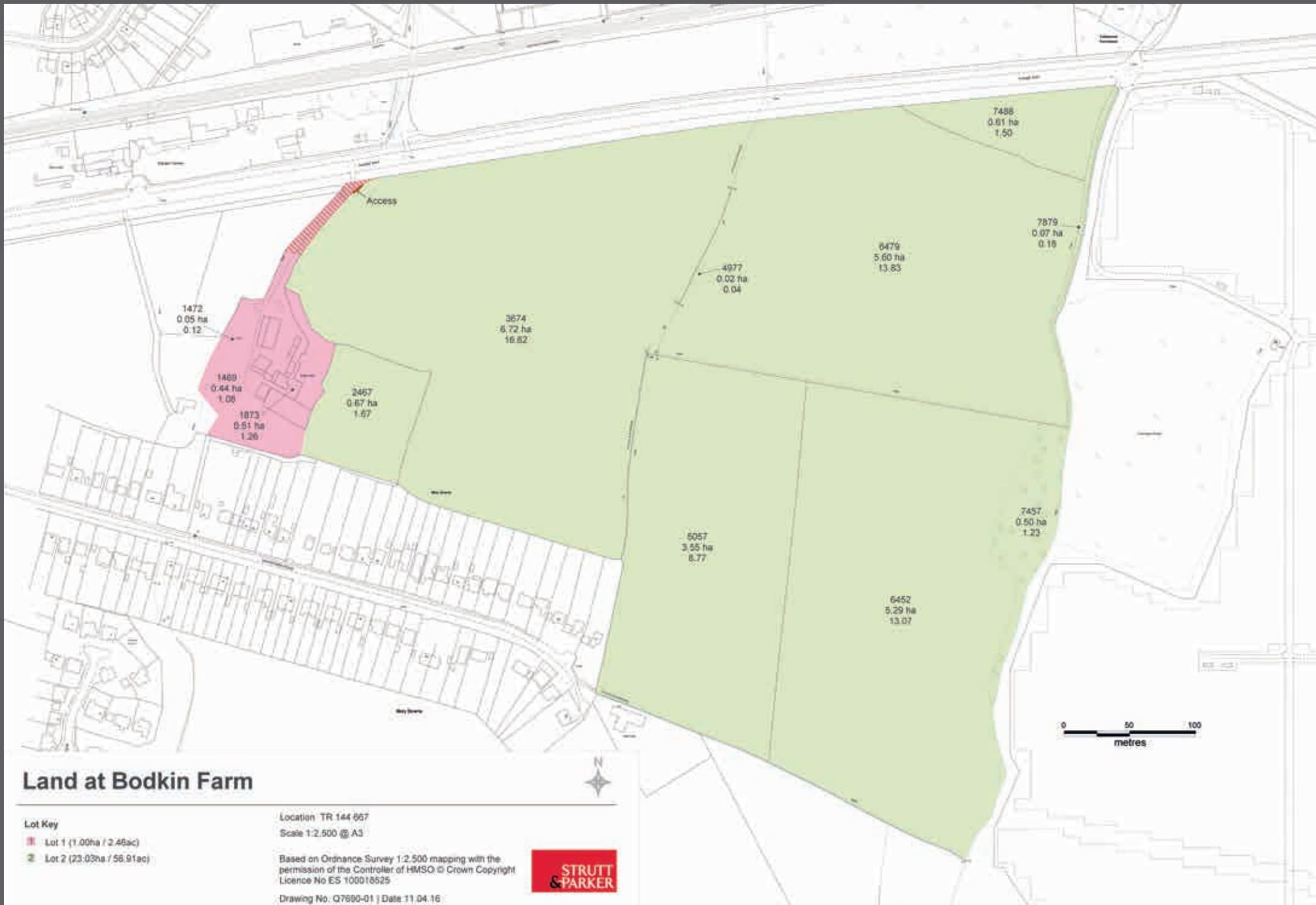
Health and safety: Given the potential hazards of a redundant farm yard we will be carrying out 2 assisted pre-arranged viewings. During these viewing days we ask you to be as vigilant as possible for your own personal safety, particularly around the farmhouse and buildings.

Solicitors: Lynn Povey, Charles Russell Speechlys LLP, 5 Fleet Place, London, EX4M 7RD. Tel: +44 (0)20 7203 5000 Email: lynn.povey@crsblaw.com

Floorplans

Gross internal area. 4,419 sq ft (410.6 sq m)
For identification purposes only.





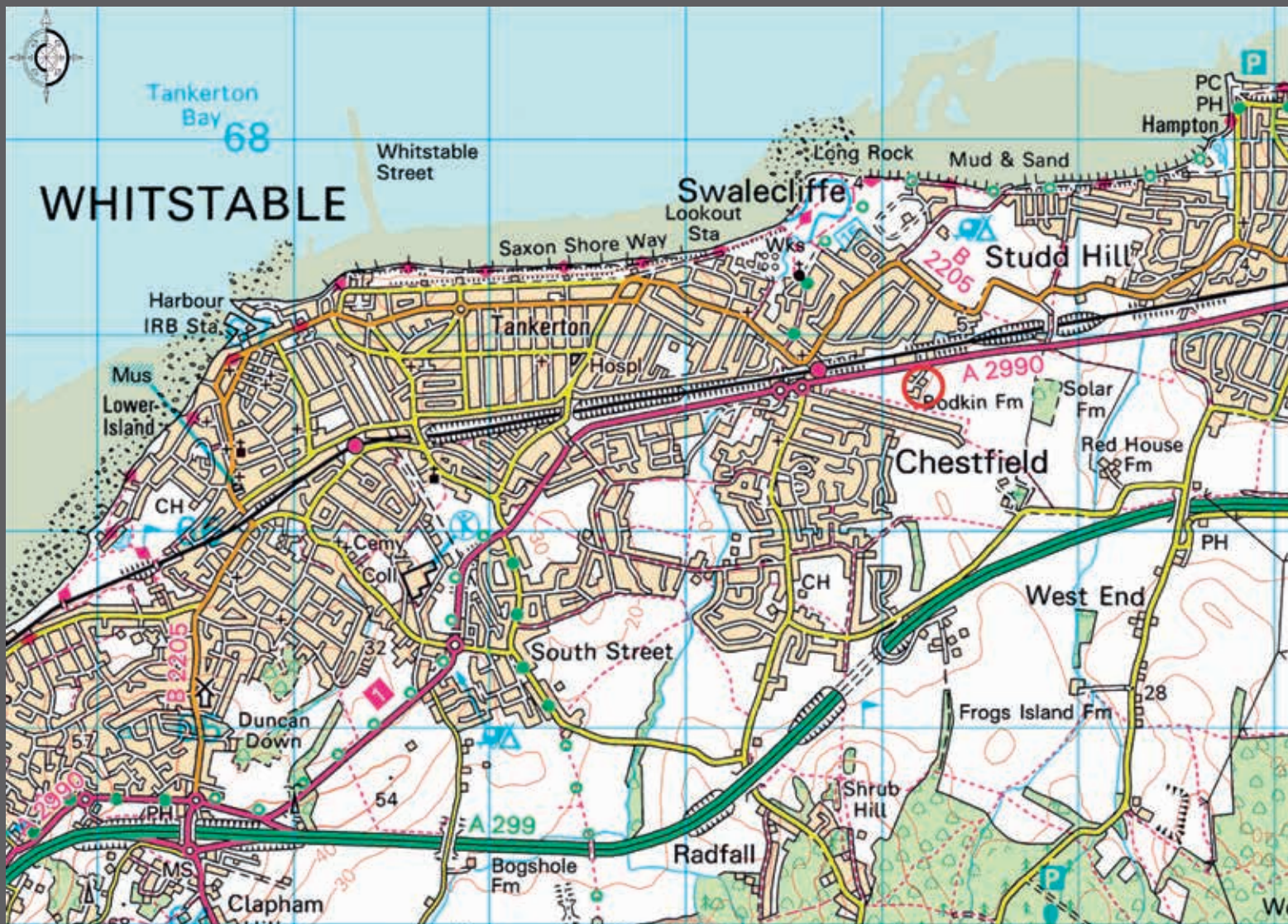
Postcode: CT5 3JD

Directions

From London – continue East bound along the M2 to Junction 7 where upon the road continues onto the A299. Continue along the A299 North East bound for 5 miles at which point take the exit following signs to Whitstable, Canterbury and the A2990. Follow the A2990 for 3.5 miles following signs for Herne Bay. The property is located 0.3 miles beyond the Chestfield and Swalecliffe train station on the right hand side of the road.

Viewing

Strictly on the pre-arranged viewing days which will be carried out on two dates and appointments may be made with the vendor's agents, Strutt & Parker in Canterbury on 01227 473741.



Canterbury

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