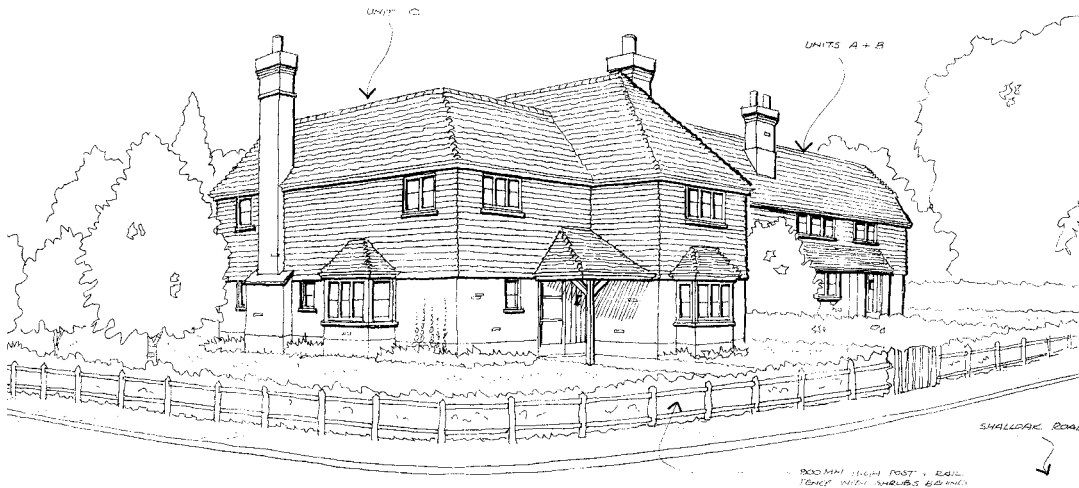




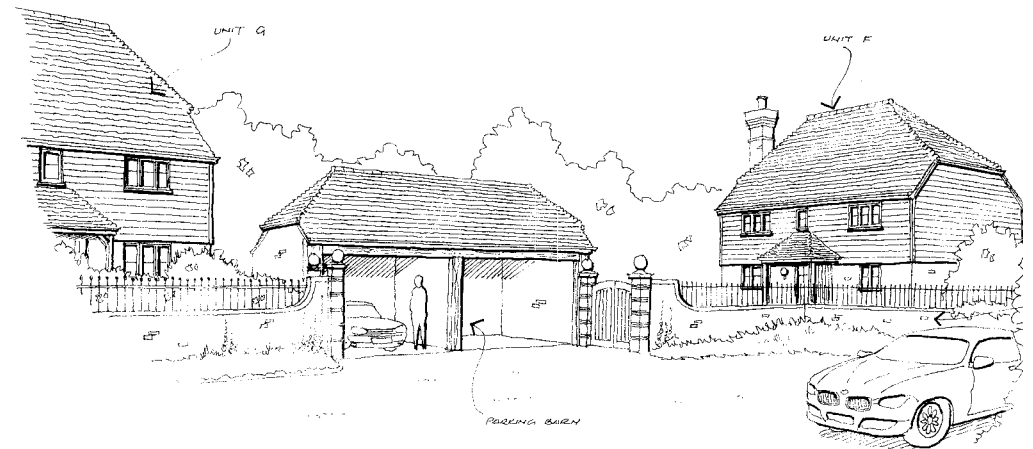
## Shalloak Road Development Land Broad Oak, Canterbury, Kent CT2 0QE

This is a straight forward development site in a good location. The land extends to 1.19 acres and has outline planning permission for 10 houses and access from Shalloak Road. The site is currently vacant and the reports conclude there is likely to be very limited contamination, ecology or archaeology to contend with. There is no requirement for affordable housing.

Guide Price £1,400,000



VIEW AT ENTRANCE  
FACING N.W.



VIEW AT TURNING HEAD  
FACING N.E.



### Situation

The land lies on the west side of Shalloak Road within the village of Broad Oak near Canterbury. It is within close proximity to Canterbury and all local amenities including schools and transportation links. It is very well situated for families and those working in Canterbury or Whitstable.

The site itself comprises of an irregular shaped but relatively flat plot of land bordered by existing properties, Shalloak Road and Goose Farm.

### Planning Permission

Canterbury City Council granted permission on 17th July 2017 under application reference CA/16/01502 for the Residential Development comprising of 10 dwellings with access, parking and landscaping. The S106 is available for inspection and brings with it contributions of approx £31,500.

All the necessary legal and planning documents are available on our website under [www.hobbsparker.co.uk/library/goose-farm](http://www.hobbsparker.co.uk/library/goose-farm).

Additional and background information can be found under the planning section of the Canterbury City Council website .

### The Proposed Layout

The layout shown on the site plan 1080/01 illustrates that there is plenty of room to create a well spaced development with approx 13,950 sq ft of accommodation. With four large detached houses sitting in good plots and six family sized semi-detached houses, this site is going to produce eminently saleable houses.

The land backs on to Goose farm, which is currently occupied by various businesses. The vendor intends to improve this area.

### Services

Prospective purchasers should please satisfy themselves as to the adequacy and availability of services to the site. We believe that mains water, electricity and drainage are all readily available. Some useful information can be found on our website.

### Viewing

Viewers are welcome to visit the site unaccompanied at any reasonable time, taking the usual care.



### Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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## Directions

**From Canterbury city centre** take the B2248 North Lane. Cross the roundabout into Broad Oak Road. Follow this road until you cross the railway and onto Shalloak Road. Follow the road for about 1km and the entrance to Goose Farm will be found on your left hand side.

**Alternatively from the level crossing at Sturry** follow the hill up towards Broad Oak. Bear left into Sweenchgate, follow the road through the village before it turns back on itself into Shalloak Road. Goose Farm will be found a couple of hundred metres up on your right.

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