



FRANCEWOOD
LITTLEBOURNE | CANTERBURY | KENT | CT3 4AF
Offers in Excess of £500,000



**Lambert
& Foster**

FRANCEWOOD, LITTLEBOURNE, CANTERBURY, KENT, CT3 4AF

A mixed-use site with potential in a prominent main road location, comprising a former dwelling, a variety of former Garden Centre outbuildings, and land extending to 2.91 acres / 1.18 hectares.

STURRY RAILWAY STATION 2.6 MILES | CANTERBURY 2 MILES | LITTLEBOURNE 1.9 MILES

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DESCRIPTION

On an undulating part terraced site, this former nursery and garden centre comprises an interesting mixture of buildings including a dwellinghouse, former greenhouse, chalet style sheds, and associated outbuildings, sited within 2.91 acres of land. The land has extensive road frontage to Littlebourne Road (A257) with easy access to Canterbury city centre.

The property is located close to a number of railway stations, the closest being Sturry, followed by Canterbury East and Canterbury West, which provides direct access to London in just over an hour.

AMENITIES

The village of Littlebourne provides local amenities including a GP surgery, a public house, a café, and a school.

Canterbury city centre is located just 2 miles from the property which provides extensive shopping, recreation, health, and education facilities, including four universities and multiple primary and secondary schools. Just a 20-minute drive from the property, or a short train ride, is the popular seaside towns of Herne Bay and Whitstable. Howletts Wild Animal Park is also located near the property.



BUILDINGS

The buildings on site at Francewood are arranged as follows (all measurements are Gross External Areas):

Building 1 – Dwellinghouse (10.3m x 7.8m)

A rendered brick construction dwelling with pitched slate roof, situated in an elevated position. It is single storey with a loft. The dwelling has not been lived in for some years, but offers an opportunity for replacement or renovation. The dwelling retains some original features such as a fireplace.

Building 2 – Mixed Construction Outbuilding (9.1m x 9.3m plus 2.2m x 2.9m)

This building is located immediately on the left through the entrance gates. It is of irregular shape with mixed brick and block construction, and a mono pitched felt roof.

Building 3 – Brick and Corrugated Iron Store (12.05m x 4.3m plus lean-to 2.9m x 2.3m)

These outbuildings are of brick construction with a domed corrugated iron sheet roof. They are located near the dwellinghouse.

Building 4 – Shed (3.5m x 2.9m)

This shed is of block construction with a timber roof.

Timber Chalets (6m x 3.6m, 3m x 2.7m, 5.7m x 3m, 3m x 1.9m)

These former display chalets are located to the southwest corner of the property and are of timber frame construction with a PVC mono pitched roof.

Former Greenhouse (24.5m x 7m)

Mobile Home (8.5m x 3.3m) - This has no residential status.

NOTE: The land is crossed by High Voltage Power Cables – see photographs.

METHOD OF SALE

The property is offered for sale by Private Treaty.

LOCAL AUTHORITY

Canterbury City Council, Council Offices, Military Road, Canterbury, CT1 1YW.

Telephone 01227 862000.

PLANNING

Our Bloomfields Chartered Town Planning team have made pre-application enquiries to Canterbury City Council and copies can be sent on request.

DIRECTIONS

From Canterbury city centre, take the second exit at St George's roundabout and head east along the A257 for 2 miles. Approximately 500m past the entrance to Polo Farm Sports Facility, the property is located on the left-hand side of the road with a lay-by and gated access.

WHAT3WORDS

Using the free what3words app, the property can be located at: [incur.spike.inclines](https://www.what3words.com/)

SERVICES

Water and electricity have previously been connected to the land, however prospective purchasers must make their own enquiries as to the suitability of connecting the land to the appropriate services.

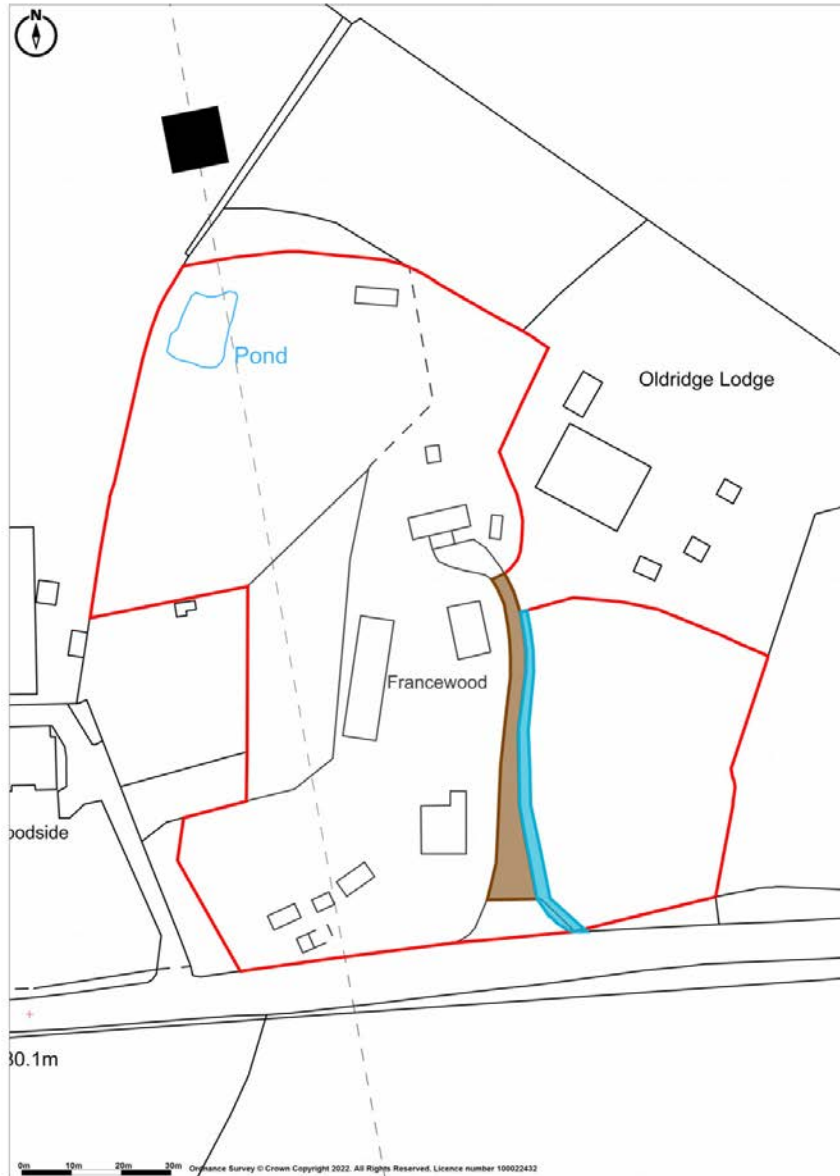
VIEWING

Viewing is strictly by appointment only with the selling agents Paddock Wood Office, 01892 832 325. Contact Will Jex for more information.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not. The Kent County Council definitive map does not show any public rights of way crossing the land





Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

NOTE: The sale plan shows a right of access marked brown, for the benefit of the property proprietors (and their successors) to the north east known as Oldridge Lodge. The strip marked blue on the map represents a legal right for any service media to be installed for the benefit of the property proprietors (and their successors) at Oldridge Lodge.

MONEY LAUNDERING REGULATIONS

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster



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