



LAND WEST OF VILLAGE ROAD AND SOUTH OF PETER'S VILLAGE
BURHAM, ROCHESTER, KENT ME1 3XU



**Lambert
& Foster**

SNODLAND 2.7 MILES | ROCHESTER 5.2 MILES

LAND WEST OF VILLAGE ROAD AND SOUTH OF PETER'S VILLAGE, BURHAM, ROCHESTER, KENT ME1 3XU

Strategically located land with frontage to the River Medway, and lapsed outline planning permission for residential development, extending in all to some 10.31 acres/ 4.17 hectares, situated in Burham, Kent.

GUIDE PRICE £200,000 + VAT (FREEHOLD)



OVERVIEW

The land west of Village Road and south of Peter's Village may offer potential for future residential development, subject to obtaining the necessary consents. The land was previously granted outline planning permission for up to 47 dwellings, although this consent lapsed in January 2026.

The land sits in a sustainable location that features access to a primary school, a convenience store and a pub. It has immediate access to the Cornwell Crescent bus stop that provides a school-day bus service that takes students to The Holmesdale School in Snodland. The site is approximately 15 mins from Chatham Station which features a high-speed train that takes passengers to London in 39 minutes.



LOCATION

This site is situated to the west of Village Road and south of Peter's Village, Wouldham, Rochester, Kent ME1 3XU. The north of the site abuts Peters Village, a residential development that was completed in 2024/2025, and the western boundary is adjacent with the River Medway. Agricultural land lies to the east and south of the site.

METHOD OF SALE

The property is offered for sale via Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

Unconditional offers only are sought from the vendors.

DESCRIPTION

The site extends to some 10.31 acres/ 4.17 hectares and comprises a crescent shaped parcel of land, with an existing vehicular access point from Village Road to the East. Peter's Village, a short walk from the site, benefits from local amenities and is a short drive from both Chatham and Rochester, offering further amenities and mainline train stations offering high-speed services to Central London.

The site was granted outline planning consent as a natural extension to Peters Village, however this has now lapsed. The site does have Flood Zone constraints on its western side, which were considered when planning permission was granted. It is free from Greenbelt, NLAs and, SSSIs and Conservation area designations.



PLANNING APPLICATION 21/01939/OAEA

In January 2023 an outline planning application for 47 dwellings was granted under reference 21/01939/OAEA, although this application has since lapsed as of January 2026. The scheme included a new retaining wall to be built and ground levels to be made up, as well as landscaping, drainage, highway works and a riverside walk. The site is currently used for the storage of two large chalk heaps. This chalk was excavated from the Peter's Village development site and is available to the buyer to build up ground levels, a requirement of the lapsed consent.

The lapsed consent required S106 financial contributions to be made for open space, education and community facilities, as well as a 30-year management of biodiversity offset land. For further details, please refer to TMBC planning application reference: 21/01939/OAEA, which includes the indicative layout plan. Further documentation may be made available, subject to agreement from third party contractors.



SITE PLAN

For identification purposes only.



ESSENTIAL SITE INFORMATION

VAT: The vendors are VAT registered so VAT is payable in addition to the agreed sale price.

HM Land Registry Title Number: part K859495 / part K829085

Tenure: Freehold.

Site Size: 10.31 acres/ 4.17 hectares

Services: We request you rely on your own enquiries as to the availability of local service connections.

Local Authority: Tonbridge & Malling Borough Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ.

Viewing: The property can be viewed from the road during daylight hours. For an accompanied viewing, please contact Tim Duncan 01892 831601, or Ethan Etheridge 01892 831602.

Flood Zone: We have searched the Environment Agency's flood risk data and the site is partially located within Flood Zone 2 & 3.

Public Rights of Way: There is a PROW on the southern boundary of the site.

Access: Access is via an existing entrance off Village Road to the East.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

MONEY LAUNDERING REGULATION: 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. 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.



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