



LAND TO THE NORTH OF THE FORMER SPIRES ACADEMY

BREDLANDS LANE, STURRY, CT2 0HD

An exceptional residential-led development opportunity
for approximately 37 new homes

SUMMARY

EXECUTIVE SUMMARY

Bray Fox Smith Living are delighted to present the opportunity to acquire an exceptional residential-led development opportunity in Sturry.

- Freehold site extending to c.3.36 acres (1.36 hectares).
- Currently comprises Spires Academy's former playing fields which have been disused for several years.
- The site is located within 6 minutes from Sturry station, providing access to Canterbury, London and the coast.
- The vendors have held a pre application meeting for a housing scheme comprising 37 dwellings.
- Full vacant possession provided.
- Freehold Sale.
- Unconditional and Subject to Planning offers are invited.
- Allocated in the draft Canterbury District Local Plan under Policy N33 for 37 dwellings.

**37 HOMES WITH
A VARIED MIX
OF ONE TO
FOUR-BEDROOM
PROPERTIES.**



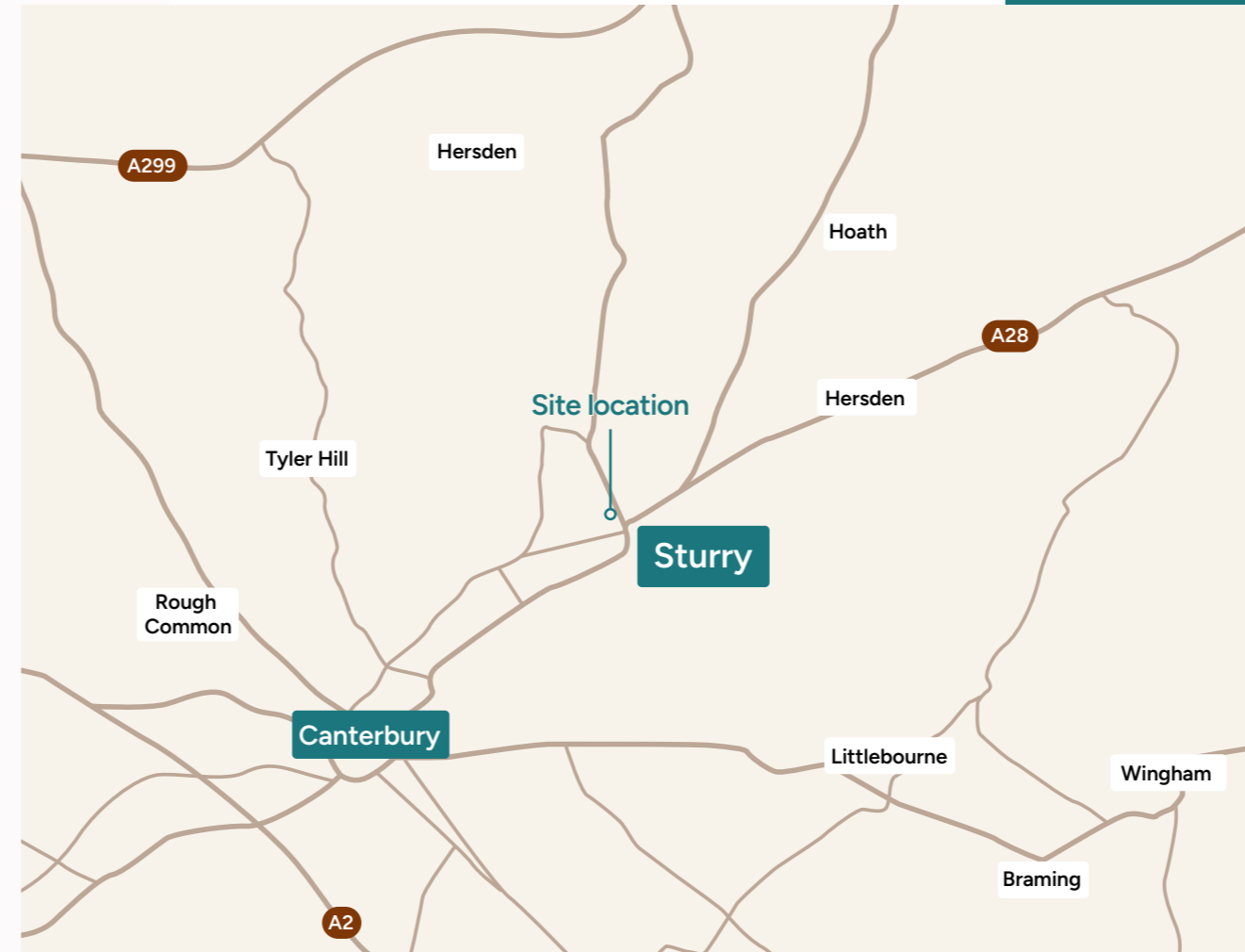
LOCATION

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Nestled on the banks of the River Stour, Sturry is a charming and well-connected village just northeast of Canterbury. Combining scenic countryside surroundings with excellent transport links and everyday conveniences, Sturry offers an appealing balance of rural tranquillity and modern accessibility.

The site is approximately 3 miles from the centre of Canterbury and approximately 1 mile from Sturry town centre. The train station provides services to Central London and towards the Kent Coast. Whilst the site falls within the area of Westbere, it lies adjacent to Hersden, which benefits from a range of local facilities including a primary school, secondary school, local shops and a community centre.

Sturry is well-served by local schools and healthcare facilities, making it particularly attractive to families. A range of supermarkets and retail options are available nearby, with further shopping, dining and leisure opportunities found in Canterbury.



CLOSE ACCESS TO
A WHOLE HOST OF
COASTAL TOWNS
AND VILLAGES.

CONNECTIVITY

The site has strong public transport links. Sturry railway station, 1.5 miles away, offers regular services to Brighton, Eastbourne, and London Victoria, while nearby bus stops on Staines Hill provide frequent services to Margate and Canterbury City Centre.



ROAD

The nearby A28 provides easy road access to the Kent coast, including the popular seaside towns of Whitstable and Herne Bay, as well as to the historic city centre of Canterbury with its renowned cathedral and cultural attractions.

Sturry	Canterbury	Maidstone	Tunbridge Wells	Sevenoaks
1.3 miles	4.2 miles	31 miles	45 miles	48 miles

RAIL

Sturry train station lies 1.5 miles (2.4 km) from the site and provides several services every hour to Brighton, Eastbourne and London Victoria.

Canterbury	Ramsgate	Ashford	London St Pancras
4 minutes	20 minutes	28 minutes	83 minutes

BUS

There are two bus stops on Staines Hill that provide regular services to Margate and Canterbury City Centre.

SITE DESCRIPTION

The site is currently vacant and was formerly used as playing fields for the former Spires Academy. It is rectangular in shape and extends to approximately 3.36 acres (1.36 hectares). Playing pitch provision has been re-provided at the new school to a higher standard, we understand that this mitigates any concerns over the loss of sports pitches.

The site is bound on all boundaries by well-established vegetation which provides screening.

The new Spires Academy is located further along Bredlands Lane and was previously granted planning permission in 2015 to develop the current buildings in addition to 80 residential dwellings.

The site has been submitted to Canterbury City Council in the 'call for sites' and has been allocated in the Draft Canterbury District Local Plan under Policy N33 for 37 dwellings.



OVERVIEW

DEVELOPMENT POTENTIAL

An indicative scheme of 36 dwellings has been produced which will further enhance the local environment. The scheme comprises a mixture of high quality terraced, semi detached and detached houses alongside swathes of local amenity spaces.

The unit mix has been designed to be attractive to owner occupiers, families and young professional seeking a high quality living environment without compromising on connectivity or local amenity.

This scheme has been presented to the local authority in a pre application meeting. The feedback from the planning authority has been positive for the indicative scheme and we include a copy of their response in the data room.

Please note - these plans are to illustrate the base development potential of the site. Prospective purchasers are encouraged to undertake their own due diligence in presenting their schemes to support their offer.

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	TOTAL
x2	x13	x15	x6	36

DATA ROOM

Please visit the data room for full details of the indicative scheme.



PROPOSED SITE PLAN

TENURE

Title details can be found in the data room. The Freehold interest is to be sold with the benefit of vacant possession.

METHOD OF SALE

The Freehold interest is offered for sale by way of informal tender. Offers are invited on either an unconditional basis or subject to planning, in each case subject to contract only. Purchasers are asked to explicitly state their assumptions made in producing their offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction. Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

FURTHER INFORMATION

A data room has been assembled to assist developers in formulating their offers for the site.
The data room contains the following information:

Legal pack and searches / Planning information / Technical Information

DATA ROOM

CONTACT

VIEWINGS

All viewings are strictly by appointment only through the retained marketing Bray Fox Smith Living. Please contact a member of the marketing team for site access.



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