



Community allocated for B1 use classes

Perry Court Farm, Faversham, ME13 8ZB



**BNP PARIBAS
REAL ESTATE**

LAND FOR SALE

PLOT E PERRY COURT FARM

Tettenhall Way, Faversham, ME13 8ZB

HIGHLY PROMINENT EMPLOYMENT USE DEVELOPMENT OPPORTUNITY

3 HECTARES (7.41 ACRES)



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PLOT E PERRY COURT FARM

Tettenhall Way, Faversham, ME13

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DETAILS



DESCRIPTION

The plot comprises greenfield land which has previously been used for agricultural purposes. Access will be via Tettenhall Way which links directly to the a new roundabout junction on Ashford Road in line with the site masterplan. The plot sits within a medium scale mixed use development as per the planning and site history detailed below.

ACCOMMODATION

The available Plot E of regular shape measuring approximately 3ha allocated for employment use.

| Name | Floor/Unit | Size | Availability |
|---------------------|------------|------------|--------------|
| Outdoor - Open Land | Outdoor | 3 Hectares | Available |

KEY FEATURES

- Site area approximately 3ha
- A prime development opportunity with and allocation for Employment Uses
- For sale by way of informal tender
- Leasehold interest will also be considered

OUTGOINGS

- **Price:** Price on application
- **Rates:**
- **Service charge:** n/a
- **Estate charge:** n/a
- **EPC:** EPC exempt - No building present

PLOT E PERRY COURT FARM

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LOCATION



The site lies adjacent to Junction 6 of the M2 providing excellent road links to the M25 and London as well as to Dover.

The available plot is situated to the south of three commercial plots occupied by Aldi supermarket, LNT Carehome and Premier Inn Hotel and to the east of an area of open public space.

CONTACT US

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PLOT E PERRY COURT FARM, TETTENHALL WAY,
FAVERSHAM, ME13 8ZB

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Development Opportunity allocated for B1 use classes

Plot E Perry Court Farm, Faversham, ME13 8ZB



















All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.

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LEGEND

Land Use and Landscape

-  Application Site = 30.3Ha
 -  **A** Zone for proposed residential built development (C3) = 8.35Ha
 -  **B** Zone for proposed residential (C3) with 200sq.m Local Convenience Store (A1) = 0.5Ha.
 -  **C** Zone for proposed Care Home (C2) = 0.5Ha
 -  **D** Zone for proposed Hotel (C1) = 0.75Ha
 -  **E** Zone for proposed Employment Land (B1a, B1b, B1c) = 3Ha
 -  Safeguarded land for employment uses = 2Ha
 -  Zone for location of Gypsy and Traveller pitches (x3 Number)
 -  Zone for proposed Landscape includes Public Open Space, Sustainable Drainage, Structural Landscape, Existing Vegetation and Permissive Paths/ Cycleways = 15.2Ha
 -  Proposed Area of Play
 -  Noise Attenuation Bund (Minimum Height 3m)
- Total residential area = 8.85Ha delivering up to 310 dwellings
- Movement Hierarchy**
-  Proposed primary vehicle access
 -  Proposed secondary vehicle access
 -  Potential 'Drop off area'
 -  Existing Public Rights Of Way
 -  Zone for internal circulation roads

Parameters Schedule

| Zone | Zone Area | Density Range | Height Storey (max) | Building Height (max) | Height AOD (max) | Gross Floor Area (sq.m) |
|------|-----------|-----------------|---------------------|-----------------------|------------------|-------------------------|
| A1 | 0.95Ha | 25 - 35dph | 2 | 8m | 37.5m AOD | N/A |
| A2 | 0.9Ha | 30 - 35dph | 2 | 8m | 40.5m AOD | N/A |
| A3 | 1.1Ha | 30 - 35dph | 2 | 8m | 40m AOD | N/A |
| A4 | 2.7Ha | 35 - 40dph | 2.5 | 9.5m | 42.5m AOD | N/A |
| A5 | 2.7Ha | 30 - 40dph | 2.5 | 9.5m | 46.5m AOD | N/A |
| B | 0.5Ha | 40 - 75dph (C3) | 2.5 | 9.5m | 45.5m AOD | 200 (A1) |
| C | 0.5Ha | N/A | 2 | 11m | 46.5m AOD | 3,800 |
| D | 0.75Ha | N/A | 2 | 11m | 48m AOD | 3,250 |
| E | 3Ha | N/A | 3 | 12.5m | 49.5m AOD | 18,525 |

Notes: AOD = Above Ordnance Datum
dph = Dwellings per hectare

FIGURE 3.1

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|----|
| rev | date | revision | by |
| <ul style="list-style-type: none"> masterplanning environmental assessment landscape design urban design ecology architecture arboriculture | | | |
| <ul style="list-style-type: none"> FPCR Environment and Design Ltd Lockington Hall Lockington Derby, DE74 2RH | | | |
| <ul style="list-style-type: none"> t: 01509 672772 f: 01509 674565 e: mail@fpcr.co.uk w: www.fpcr.co.uk | | | |

client
Hallam Land Management

project
**Perry Court
Faversham**

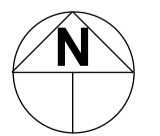
drawing title

PARAMETERS PLAN

scale 1:2000 @ A1
drawing number
drawn SGL / FPCR
date September 2014
revision

5187-PL2-03

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