

FOR SALE

ST MARGARETS AT CLIFFE
REACH ROAD, DOVER, CT15 6AQ



RESIDENTIAL DEVELOPMENT SITE

4.55 Acre Site (1.84 Hectares) (Approx)

- Five miles from Dover Town Centre
- $\frac{3}{4}$ of a mile to the sea
- Adjacent to residential dwellings
- Local station within two miles

LOCATION

St. Margaret’s at Cliffe is a three-part village situated just off the coast road between Deal and Dover in Kent, England. The centre of the village is about ¾ mile (1 km) from the sea, with the residential area of Nelson Park further inland, and St Margaret’s Bay situated along and below the cliffs north of South Foreland.

Located within five miles of Dover town centre and six miles of Deal, the site lies to the southwest of the main village on the edge of existing residential properties to the northeast and holiday chalets to the northeast immediately opposite from Reach Road.

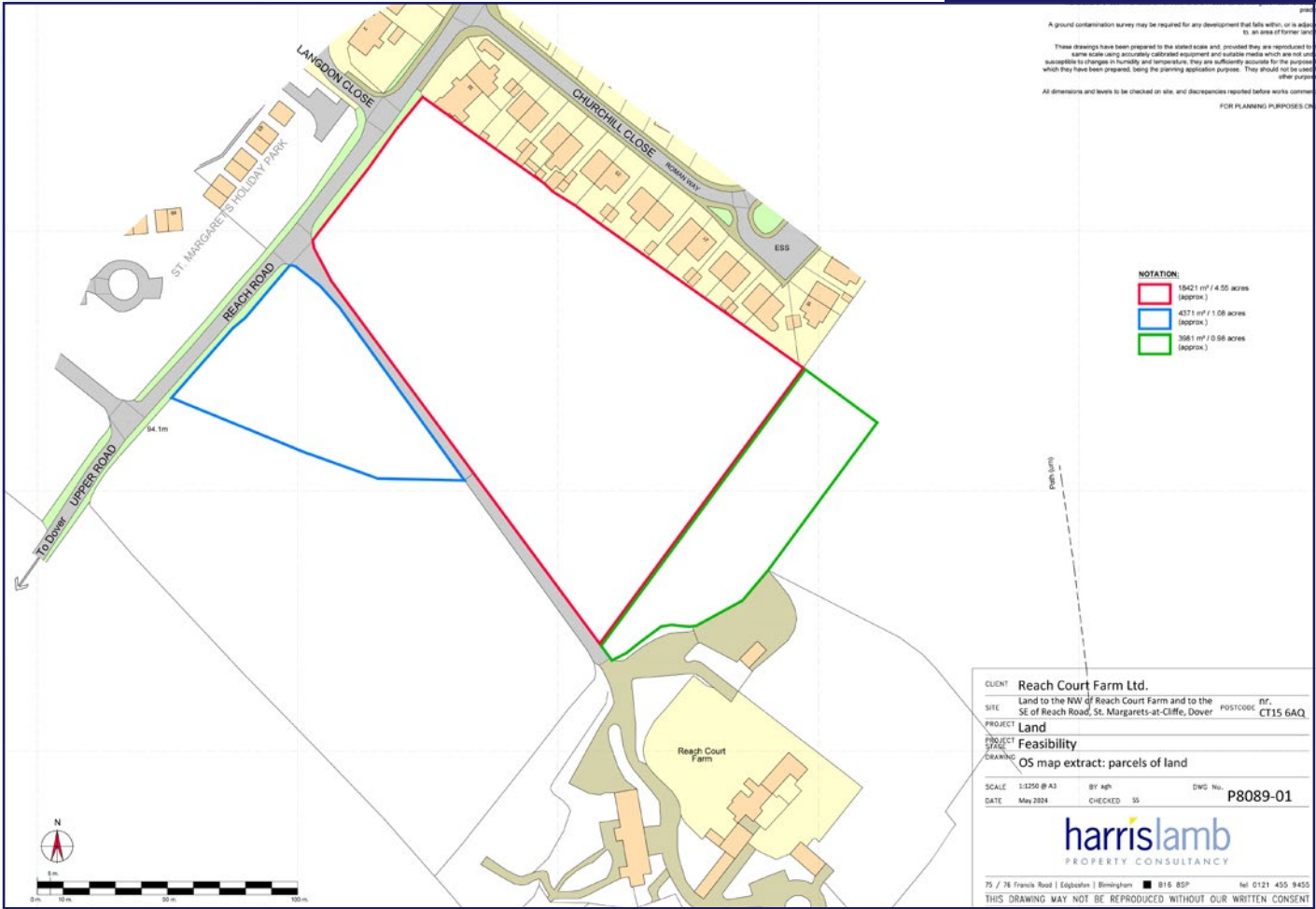
Martin Mill train station is within 2 miles of the site. The village centre of St Margaret’s at Cliffe has a number of amenities including St Margaret’s Nursery, St Margaret’s at Cliffe Primary School and Portal House secondary school, along with a library, village shop and The Smugglers Inn pub. St Margaret’s Bay boasts further facilities including a surgery, tea room and eateries, access to the beach with pub and views of the White Cliffs.

DESCRIPTION

The site comprises an arable field with mostly flat topography. It is bounded by residential gardens to the northeast and Reach Road to the northwest. To the southwest is the farm road, serving as access to Reach Court Farm Weddings and Cottages. The southeast of the site has a treelined border with Reach Court Farm beyond.



POSTCODE: CT15 6AQ



PLANNING POSITION

Following our successful promotion of the Site, it is allocated for residential development in the Dover District Local Plan 2024. The Site is given reference STM003 and is subject to Policy SAP38. Policy SAP38 sets out that the site has an indicative capacity of 40 dwellings and includes seven design criteria which can be summarised as follows:

- The design, material and landscaping should be sensitive to the location of the site within the Kent Downs AoNB and South Foreland Heritage Coast.
- Provision of a landscape buffer to the southeastern and southwestern boundaries and provide opportunities for biodiversity.
- Provide vehicle access from Reach Road.
- Provide a footpath connection along the southern side of Reach Road to the existing provision.
- Provide off site pedestrian improvements in four specified locations.
- Submit a Flood Risk Assessment
- Submit a Ground Investigation

The principle of residential development has, therefore, been established through the local plan and the focus of a planning application will be on the detail of the proposal to ensure it complies with the above design criteria, along with the other relevant policies in the district plan.

PROPOSALS

We are seeking proposals and offers from developers to take the site through the planning process, likely in the form of an option agreement, however we may be flexible on the selected developers' approach. There are Phase 1 and 2 Ground Investigations and a topographical survey available from the agents.

SERVICES

Interested parties are advised to make their own enquiries, although we understand all usual mains services will be available.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing / leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 09/25

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