

# RAPLEYS

## Development Opportunity.

### HERNE BAY STATION

THE CIRCUS • HERNE BAY • CT6 8PJ

### Freehold for Sale

- Allocated for residential development for 35 units
- For sale freehold with vacant possession
- Approximately 1.07 acres (0.43 hectares)
- Seeking unconditional offers
- Closing date for offers noon on Thursday 11th September 2025



# Location.

Herne Bay is a vibrant coastal town that offers a variety of amenities, including shops, restaurants, and leisure facilities, and within the Canterbury district of Kent. Located approximately 6 miles north from the historic city of Canterbury and around 4 miles east from the popular seaside town of Whitstable.

The site is adjacent to Herne Bay Station, with services into London Victoria, London St Pancras, and other key destinations via Southeastern trains. The station provides convenient connections, making it an ideal location for commuters and visitors alike. The site is also connected to several main road routes, which provide access to the A299, leading westwards towards the M2 and London, and eastwards along the Kent coastline.

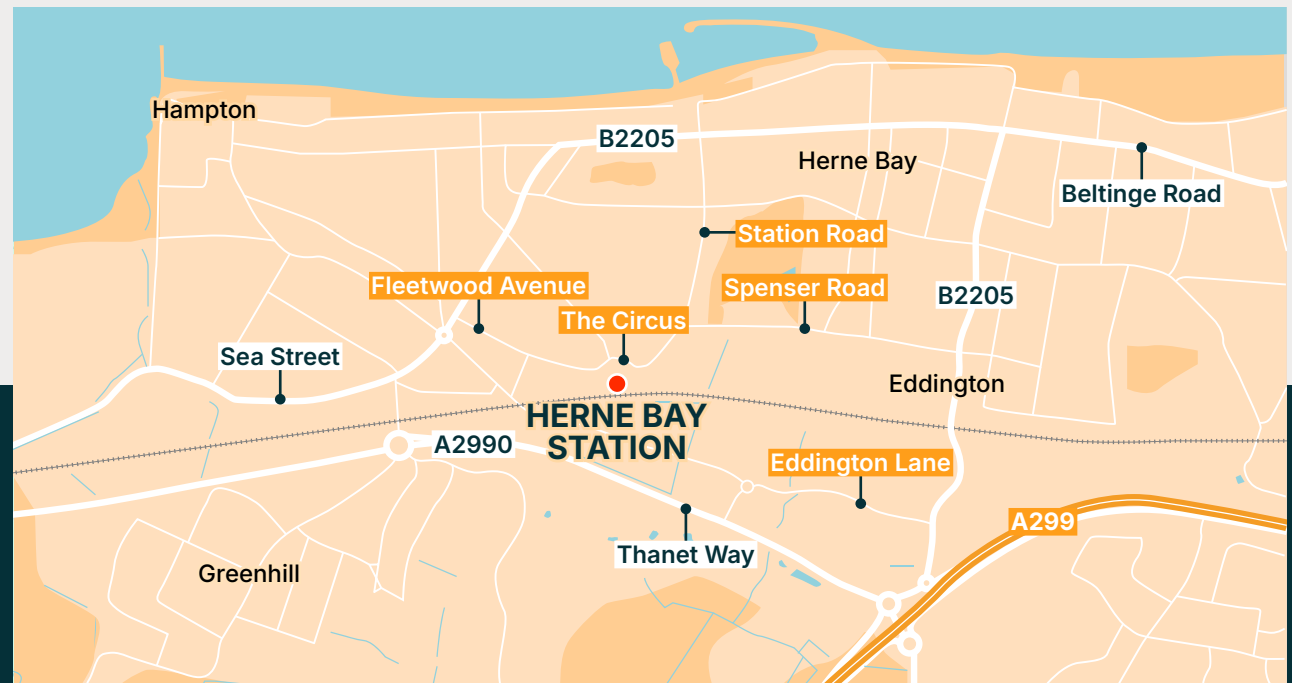
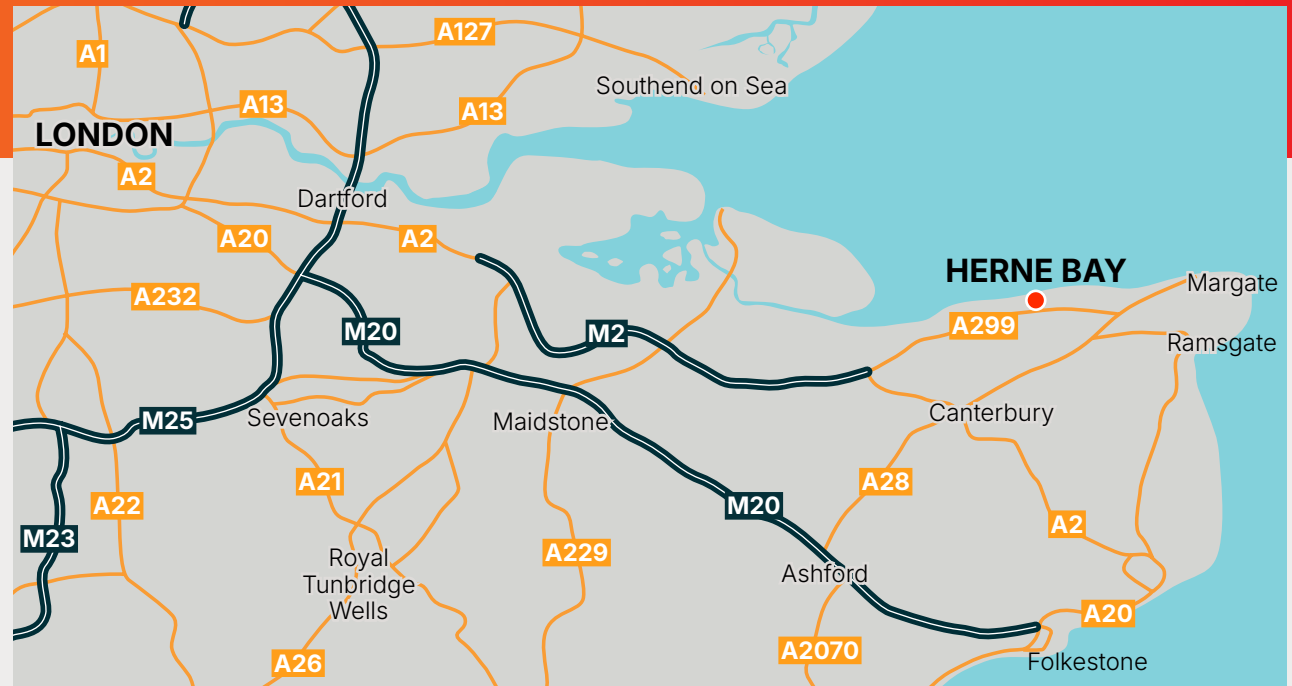
Situated near the town centre, and the surrounding properties comprise predominantly residential homes with some commercial and mixed-use properties. This mix of uses creates a lively atmosphere, balancing tranquillity with accessibility to essential services and entertainment options.



**Google Maps link**



**what3words link**  
[pump.budget.liver](https://www.what3words.com/pump.budget.liver)



# Description.

The site extends to approximately 1.07 acres (0.43 hectares) and is broadly rectangle shaped in configuration. There is existing residential and allotments to the north and west, with station and car parking to the south and east.

The site has previously been used as a storage compound and benefits from palisade fencing.



# Planning.

The site falls within the jurisdiction of the Canterbury City Council. The site is not within a Conservation Area nor are there any listed or locally listed buildings on or adjacent to the site.

Canterbury District Local Plan was adopted in July 2017 and includes an allocation for the development site for 35 new homes under reference: CA491 Land at Herne Bay Station. Further information is available from the selling agent.

The Canterbury Local Plan places significant emphasis on housing development in Herne Bay as part of its broader strategy to meet the housing needs of the district. The plan outlines several key points related to housing development in Herne Bay:

## 01.

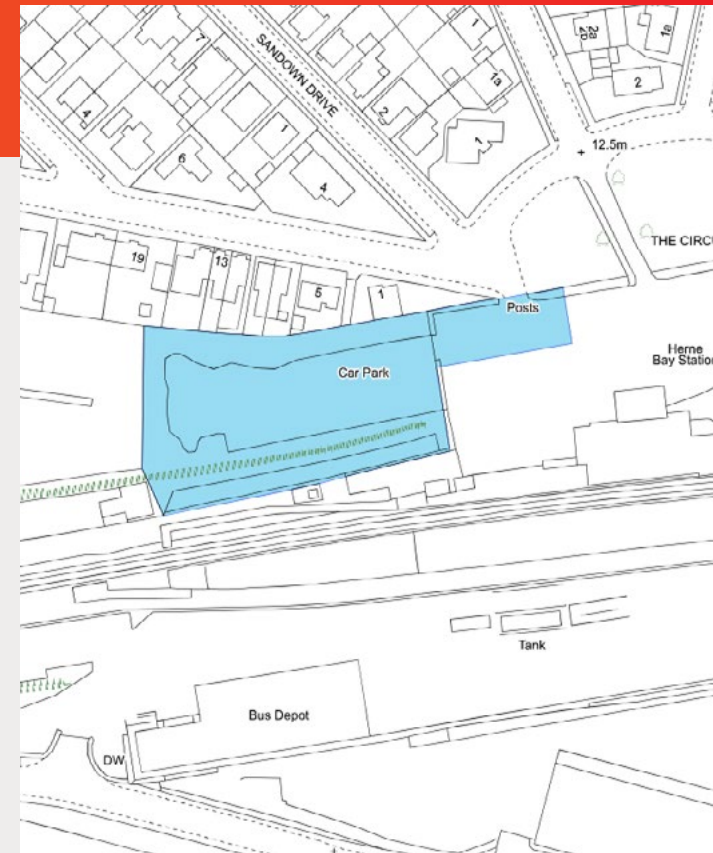
**Strategic Growth Area: Herne Bay** is identified as a key area for growth, with specific allocations for new housing developments. The Local Plan designates sites in and around Herne Bay for residential development to help meet the district's housing targets.

## 02.

**Sustainability and Infrastructure:** The plan emphasises the importance of sustainable development, ensuring that new housing projects in Herne Bay are supported by necessary infrastructure, such as transportation links, schools, healthcare, and community facilities. The proximity to the railway station and other transport hubs is particularly noted as advantageous.

## 03.

**Affordable Housing:** The Local Plan stresses the need for affordable housing in Herne Bay. Developers are often required to include a proportion of affordable homes in new developments to ensure a mix of housing types and tenures, catering to a broad range of residents.



# Offers.

Offers are invited on an unconditional basis. All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third-party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Provide details of the solicitors who will be acting on your behalf in this transactions

Our client reserves the right not to accept the highest or any other offer received.

**The bid deadline for offers is noon on Thursday 11th September 2025** and offers should be submitted by email to Angus Irvine & Serena Esses. Offers will be sought for the site on the basis of freehold with vacant possession.



## Tenure.

The property is available freehold with vacant possession upon completion.

## Utilities.

It is understood that the site benefits from electrics, however water and gas are unclear. In any event, any buyer should make sure they are comfortable prior to submitting a bid.

## VAT.

We understand that the site has been elected for VAT.

## AML Checks.

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewings.

Viewings are strictly by appointment only. Please contact the selling agent for further information:

### Serena Esses

serena.esses@rapleys.com  
07443 053 241

### Angus Irvine

angus.irvine@rapleys.com  
07767 463 884

## RAPLEYS

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3A, The Incubator, The Boulevard, Enterprise Campus, Alconbury Weald Huntingdon PE28 4XA. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS. Any maps, site plans or aerials are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey – © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright. All rights reserved. Licence No. ES 100004619. Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. July 2025  
carve-design.co.uk 16740/7