



LAND FOR SALE WITH THE POTENTIAL FOR A RANGE OF USES OLD PARK TRAINING GROUND, CANTERBURY

ON BEHALF OF DEFENCE INFRASTRUCTURE ORGANISATION



Defence
Infrastructure
Organisation

OPPORTUNITY SUMMARY

- 92.32ha (228.13 acre) Site comprising a mixture of deciduous woodland, scrub and grassland.
- Located on the outskirts of Canterbury City centre.
- Used by the Ministry of Defence as an infantry and driver training facility.
- Potential for a range of uses (subject to the necessary planning consents) including leisure, battery storage & other green energy uses, natural capital potential and residential.
- Freehold interest subject to an Agricultural Holding Act tenancy to part of the Site (c. 14.6 ac).
- **Expressions of interest invited** ahead of unconditional offers.



SITE LOCATION & DESCRIPTION

LOCATION

The Site is located approximately 1.5 miles to the east of Canterbury City Centre.

The Site is bordered by residential and commercial properties to the north, south and west, community parkland to the north and Canterbury Golf Club and agricultural land to the east.

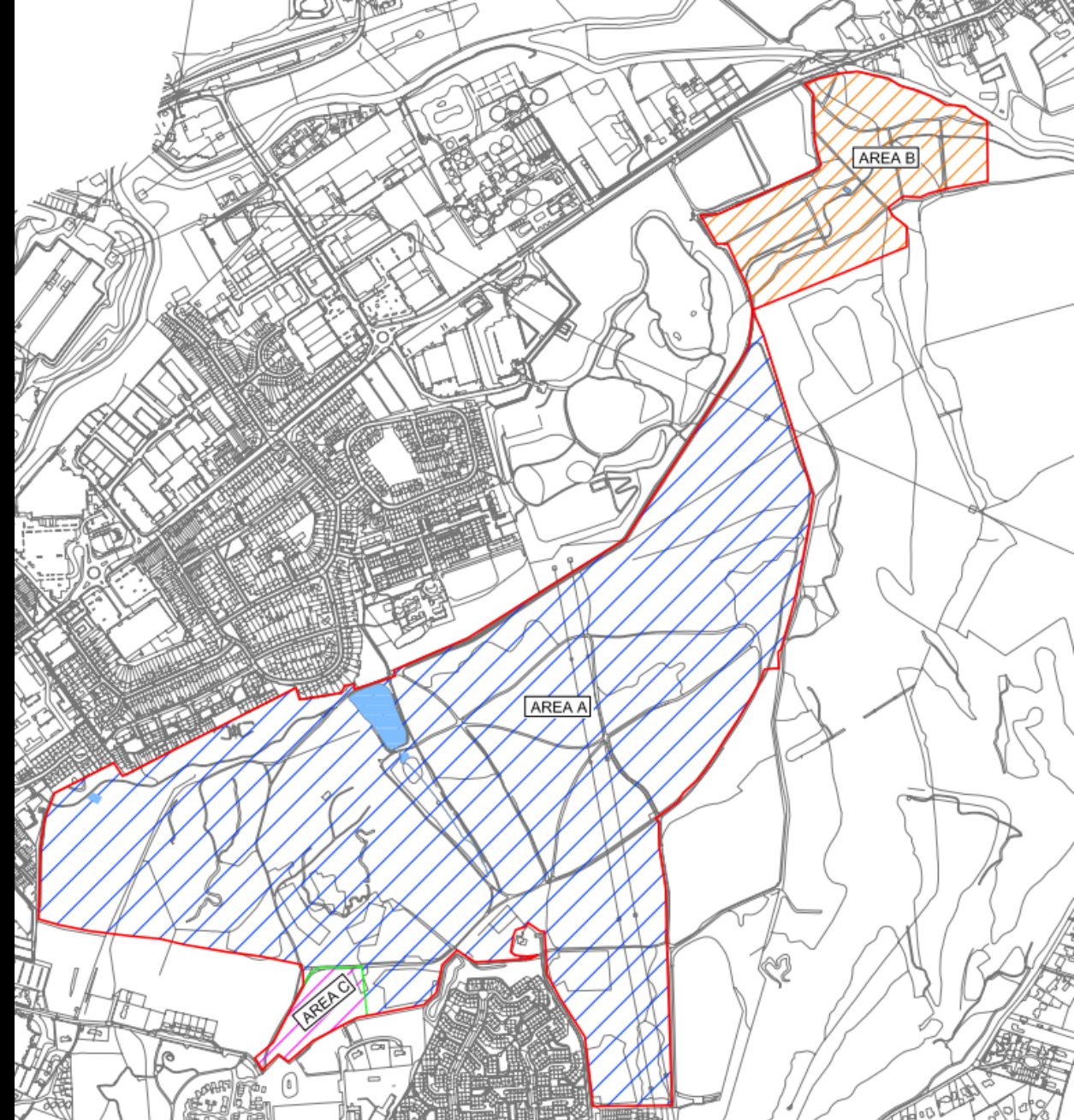
There are three principal points of access: a shared access via Canterbury Golf Club to the southeast, off Chaucer Road / Wemyss Way to the southwest, or off Sturry Road (A28) to the north.

DESCRIPTION

The Site is currently undeveloped and comprises a mixture of grassland, deciduous woodland, scrub, gravel tracks and ponds. The Site is used for driver training by the MoD, having previously also been used as an infantry training facility, with another part of the Site in agricultural use let on an AHA. Ancillary uses include public access for walking, fishing, and cycling. However, these are strictly limited to a specific areas of the Site, including fishing to a small area of the banks of the River Stour adjacent to the northern boundary, cycling to Sustrans Cycle Route 1 and walking to footpaths CC23 and CC26.

There are three main areas as identified on the plan:

- Area A – comprises a mixture of deciduous woodland, scrub and grassland. A substantial portion lies within a Site of Special Scientific Interest (which extends to some 34.70 ha (85.74 ac) approximately 44% of Area A) called Chequer's Wood and Old Park.
- Area B – comprises grassland in agricultural use (let under an AHA which extends to c. 14.6 ac in the southern section of Area B), together with deciduous woodland and scrub land.
- Area C - comprises a mixture of grassland, deciduous woodland and scrub land.





Area A – Facing East



Area A & B – Facing North



Area A – Facing South to Area C



Area A - On the Ground



Area A – Facing West



Area B – On the Ground



PLANNING

PLANNING POTENTIAL

The Site lies within the administrative area of Canterbury City Council. The Council are currently in the process of preparing an Emerging Local Plan, which will guide the City until 2040, the Regulation 18 version was consulted in Spring 2024, with the Regulation 19 version anticipated to be published early 2025 for further consultation.

The Site does not benefit from planning permission for redevelopment and is designated in part as SSSI. However, subject to obtaining the necessary consents and surveys, the Site has potential for a range of uses, including, but not limited, to the below.

- **Leisure** – The Site has the potential to accommodate a range of outdoor leisure/activity uses which utilise the natural character of the space, with neighbouring uses including Canterbury golf course as well as other nearby sports facilities such as Polo Farm Sports Club
- **Natural Capital** – A portion of the wider Site and Area B benefit from an emerging allocation for the delivery of a strategic wetland as part of the Canterbury Nutrient Mitigation Strategy within the Emerging Local Plan which underpins wider housing delivery across the City. If adopted, then the principle will be set for a wetland on the allocated area which will allow other developments to come forward. There is also the potential to layer benefits to deliver Biodiversity Net Gain credits.
- **Residential** – A new residential development by Taylor Wimpey is located to the south of Area C. Subject to planning there is the potential for small-scale residential development as way of an extension / infill of the current development.
- **Green Energy** – A feasibility study prepared by Mitie concluded that (subject to further assessment and necessary permissions) the Site could be used for Battery Storage. In addition, there is also the potential for other energy uses such as solar.

BUYER INFORMATION

LEGAL

The site is held under the Freehold Titles K600844, K7247 and TT8490. Part of Area B (an area to the northeastern corner of the Site), is subject to a lifetime Agricultural Holding Act tenancy at a rental payment of £180 per annum.

The title registers are available within the Data Room / a copy of the title documents are available upon request.

TECHNICAL

A data room has been prepared which includes legal and technical documents including surveys.

Access to the Data Room is available from Montagu Evans upon request.

Purchasers are advised to carry out their own due diligence.

DIO CLAUSES

The sale will be subject to an anti-turn clause for a minimum of 2 years. Further details are provided within the data room.

OVERAGE PROVISIONS

It is encouraged for parties to include a Planning Clawback or Sales Revenue Overage where appropriate, as this will be viewed positively by the Vendor.



FURTHER INFORMATION

TENURE

The site is held under the Freehold Titles K600844, K7247 and TT8490.

VAT

We understand the site has not been elected for VAT.

DATA ROOM

The data room link is available upon request.

LEGAL FEES

Each party are expected to bear their own legal costs.

VIEWING ARRANGEMENTS

Site access is strictly by appointment only.

Please contact **Montagu Evans** to arrange site access via specific viewing days.

GUIDE PRICE

Offers invited on an **unconditional basis only**.

Our Client reserves the right to not accept the highest, or any offer received.

EXPRESSIONS OF INTEREST

Expressions of interest invited.
Further instructions to be provided in due course. Please contact **Montagu Evans**.

ENQUIRIES

For all enquires and further information please contact:



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January 2025

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SUMMARY

LOCATION &
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PLANNING & BUYER
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