



# EQUUS

*Country & Equestrian*



Land at Drelligore Alkham Valley Road



A parcel of Grade 3 grazing land of approx 12.3 acres (\*TBV) located within the AONB (Area of Outstanding Natural Beauty), on the edge of the Alkham Valley at Drelligore. The land is currently used by the current owner to graze their horses. Sloping in parts with good roadside entrance and pole barn, field shelter, mains water, off road hard standing and access for vehicles from Alkham Valley Road. The land is also adjacent to a Bridle Way from Stombers Lane which links to the nearby woods and hacking out from the land. Vacant possession on Completion of Sale.

**SITUATION & LOCATION**

LAND DRELLGORE - ALKHAM VALLEY ROAD, ALKHAM,FOLKESTONE, KENT CT18 7ES

The land is situated on the outskirts of the popular village of Hawkinge and the town of Folkestone and in the Alkham Valley which is designated as an Area of Outstanding Natural Beauty. The village has a range of amenities, including a very successful restaurant/bar, namely The Marquis of Granby which can be found in the centre of the village overlooking the village green and park. There is also a Community Hall with regular clubs and activities, plus a large Equestrian Centre.

The town centre of Folkestone is situated only 4 miles away with its relatively new shopping centre, restaurants and coffee shops. The Channel Port of Dover is within only a few miles providing a wide range of shopping, recreational and educational facilities. Access onto the A2 is within just a short driving distance, with the cathedral city of Canterbury being within approx. 15 miles. The high speed rail link to London and St Pancras accessed either through Folkestone West or Folkestone Central has a reduced travel time commuting to under 1 hour. Both these stations are approx. a 10 minute car journey, as is Dover Priory which offers alternative commute.

**LAND & GROUNDS**

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to ‘check’ the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

Agents Note : There is an uplift clause on the land of 20% should the land be developed for housing.

**HELPFUL WEBSITE LINKS**

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

**MATERIAL INFORMATION & SERVICES**

TENURE: Freehold  
PROPERTY TYPE: Grade 3 Land. Located within the AONB (Area of Outstanding Natural Beauty)  
TITLE NUMBER/S: K986108  
LOCAL AUTHORITY: Dover District Council  
TAX BAND: N/A land only  
EPC RATING: N/A - land only  
SEWAGE: None  
WATER SUPPLY: Mains Water connected  
ELECTRICITY SUPPLY: Not connected

**VIEWING ARRANGEMENTS**

All Viewings are strictly by Appointment with the Vendors’ Agent  
Equus Country & Equestrian, South East/South West  
T: 01227 706009 / 07515 507124  
E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)  
W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

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**Guide price £210,000**



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