

RESIDENTIAL DEVELOPMENT SITE

44 PRIVATE DETACHED HOUSES
OUTLINE PLANNING CONSENT GRANTED



Land at Brickfields, Darland Farm

Closing Date for Offers: Friday 28th April 2017

Pear Tree Lane
Hempstead
Kent ME7 3PP

For Sale

Summary

The site is within the Medway conurbation but lies within a semi-rural location offering a very pleasant environment in which to live with all the considerable benefits of being close to all the facilities on offer in the Medway towns and excellent communications. Outline planning permission has been granted for 44 private detached 4 and 5 bedroom dwellings with no affordable housing. The site is offered for sale on an unconditional basis.

Location

The site lies to the north of Pear Tree Lane and between the settlements of Hale and Hempstead to the south of the urban area of Gillingham and to the west of Rainham. Chatham town centre is 2 miles and Rochester town centre is 3 miles from the site. J4 of the M2 is 3 miles and J3 is within 4 miles. Gillingham, Chatham and Rochester stations are all within 3 miles. Regular trains run from all 3 stations and the quickest journey time from Rochester to St Pancras International is 36 minutes.

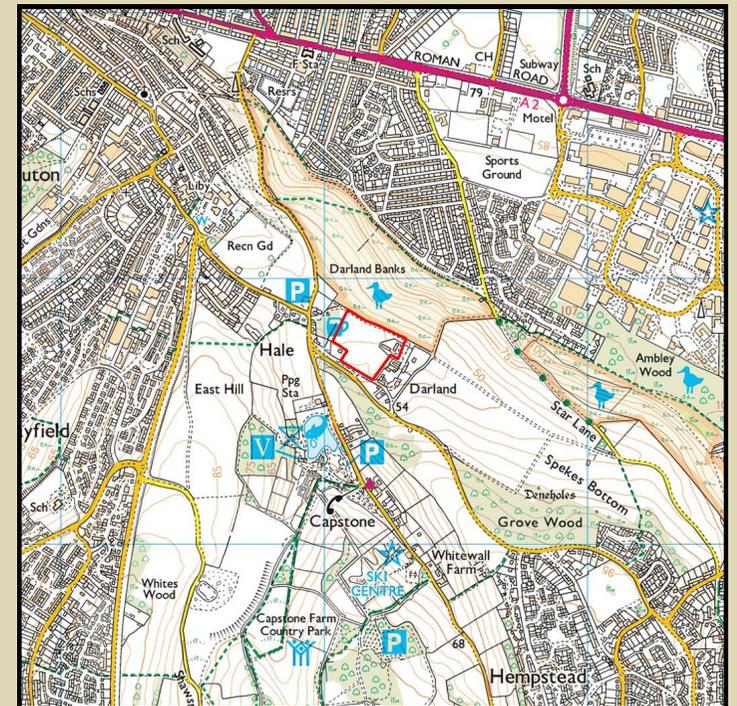
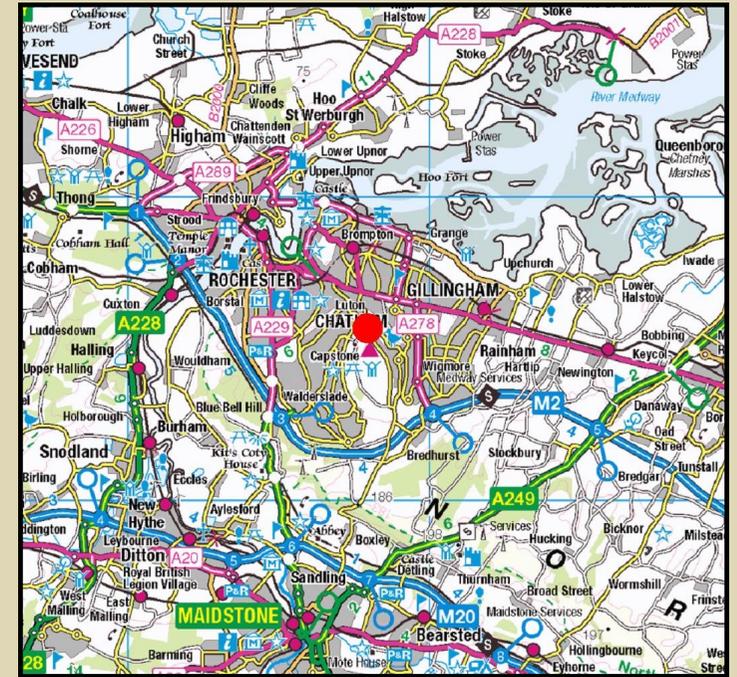
The Medway towns enjoy a wide range of retail, education, cultural and leisure facilities all within close proximity of the site.

Description

The topography of the site shows the land falling approximately 2 metres from the southern boundary (fronting Pear Tree Lane) towards the northern boundary of the site (adjoining the Darland Bank). Former farm buildings and structures lie close to the north eastern corner of the site.

The land is rectangular and is enclosed by existing trees and the surrounding topography. There are existing buildings beyond the eastern and western boundaries of the site. To the north lies Darland Banks, a 45ha local nature reserve comprising chalk grassland, scrub and woodland on a south facing slope.

The site extends to approximately 4.26 hectares (10.5 acres).



Planning

Outline Planning permission was granted on 15th March 2017 for a residential development of up to 44 dwellings with associated garaging, access, landscaping and open space with all matters reserved for future consideration apart from access. There is no affordable housing requirement and a contribution of £1,875,000 towards the provision of off-site affordable housing in lieu of providing affordable units is included within the Section 106 Agreement. There are other contributions required as set out in the Section 106 Agreement.

Additional Information

The following information is available to view and download from our website www.rpcland.co.uk

- Planning Consent Notice
- Section 106 Agreement
- Design and Access Statement
- Plans
- Archaeological Desk based Assessment
- Phase 1 Habitat Survey and Bat Building Assessment
- Flood Risk Assessment
- Transport Statement
- Initial Site Utilities Appraisal
- Landscape and Visual Appraisal
- Planning Statement
- Tree Survey and Report
- Road safety Audit Phase 1
- Topographical Survey

Tenure and VAT

The property is to be sold freehold with vacant possession on completion.

The vendor has not elected the site for VAT.

Services

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development. An initial site utilities appraisal has been undertaken and is available - see 'additional information' section below.

Safeguarding the character of the scheme

The vendor wishes to ensure that the scheme is developed in line with Medway Council's aspirations and conforms to the principle that it will comprise 4 and 5 bedroom detached houses with no affordable housing. Accordingly, there will be an overage provision or covenant to safeguard this within the contract with exact terms to be agreed with the successful party.

Illustrative Site Sections



Development Proposals

The indicative layout plan shows a low density scheme comprising 44 private 4 and 5 bedroom dwellings with a single point of access from Pear Tree Lane at a central point along the site's southern boundary. There is a relatively large area set aside for open space and landscaping which gives the scheme a high quality setting and good screening from the surrounding area. Each plot enjoys a generous garden with garaging and parking spaces for each dwelling. All dwellings will be 2 storey.

As the application is in outline the purchaser has a certain amount of flexibility on design and siting matters although the design and access statement does set out some character details.



Method of Sale

Offers are invited by way of an informal tender on an unconditional basis (subject to contract only). The deadline for the receipt of bids is 12 noon on Friday 28th April 2017. Bids must be addressed to RPC Land & New Homes or BTF.

In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for including s106 costs;
3. Details of due diligence required prior to exchange of contracts;
4. Confirmation of funds;
5. Board approval process.

The vendor reserves the right not to accept the highest nor any bid made for the site.

Agents Details

For further information or to book a viewing appointment please contact RPC or BTF or visit our respective websites at www.rpcland.co.uk or www.btfpartnership.co.uk

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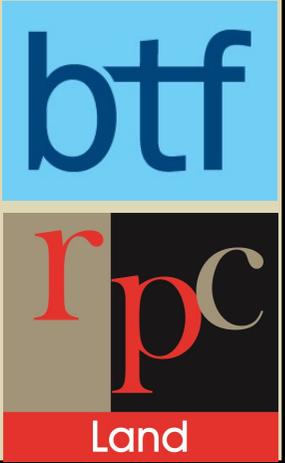
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