

QUALITY RESIDENTIAL DEVELOPMENT SITE

Resolution to Grant Outline Planning Permission for **8 Detached Dwellings** on **5.3 acre site**

Very attractive and well accessed rural village setting between Canterbury and Folkestone



Deacon Landscape Site

Closing Date for Offers: 28th April 2017

Wootton Lane
Wootton, Canterbury
Kent CT4 6RP

For Sale

Summary

Located in a very attractive rural and accessible location this site has a resolution to grant outline planning permission for 8 large detached houses on good sized plots. A considerable amount of technical and other information is available as outlined below.

The vendors currently occupy the site and operate as a landscape business and will be relocating to new premises on completion.

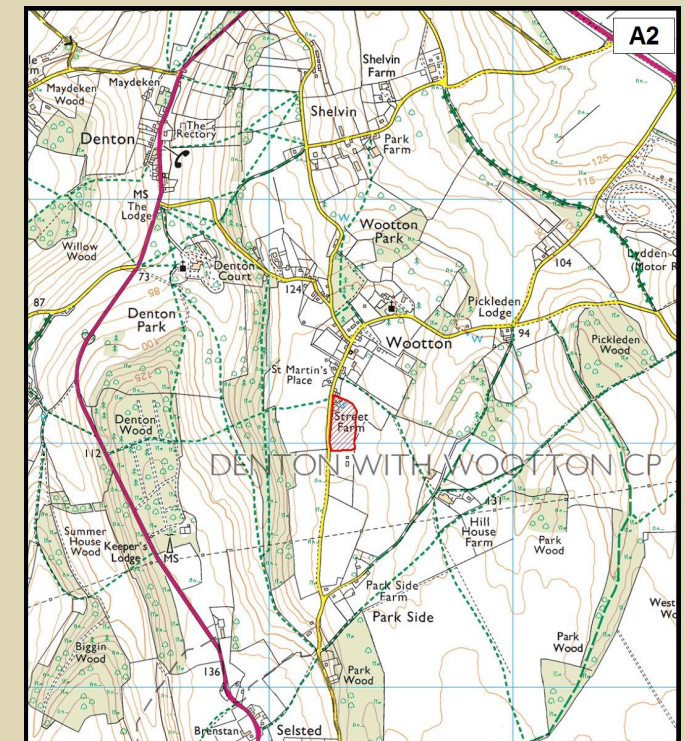
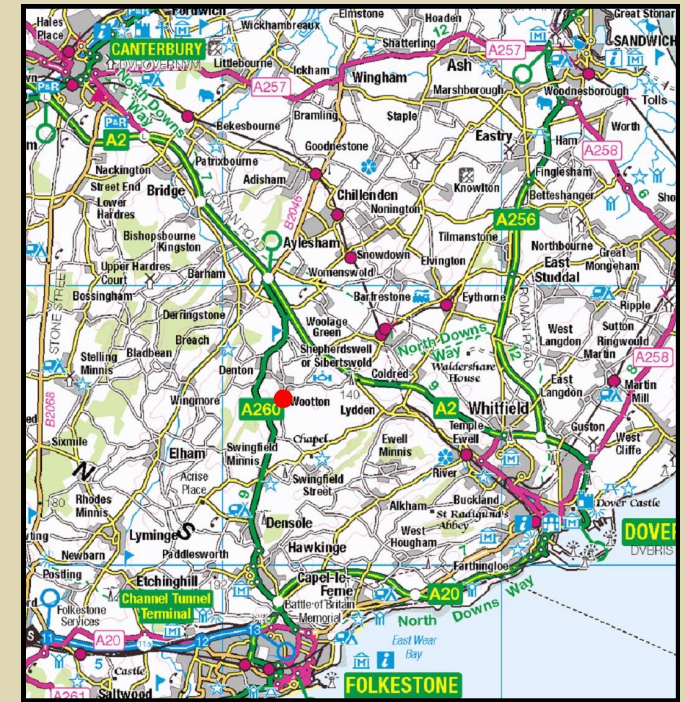
Location

The site is located on the southern edge of Wootton to the east of Wootton Lane. Wootton is a small village with easy access to the city of Canterbury via the A2 and Folkestone via the A260. There are good road connections via the A2 leading to the M2. Canterbury provides a wealth of amenities including schooling, universities and a wide range of shopping and recreational activities. Canterbury West railway station offers high-speed rail services (approximately 56 minutes) to London St. Pancras

There is a primary school in Selsted village which lies approximately 1.25 miles to the south west and a well known pub - The Jackdaw - in the neighbouring village of Denton about 1 mile away.

Description and site area

The site is relatively level with long frontage to Wootton Lane. It is currently used by the vendor as their business headquarters and includes offices and workshops in former farm buildings, car parking and open storage. The eastern part of the site is former woodland which has now been felled and left as a grass meadow. The site extends to approximately 5.3 acres.



Planning and Section 106 Agreement

The outline planning application was ‘for proposed residential development of 8 dwellings with some matters reserved’ (planning reference DOV/16/00032). At the planning committee meeting on 20th October 2016 it was resolved to grant planning permission subject to agreeing the Section 106. The proposed Section 106 Agreement will include contributions amounting to £65,000 which will cover the cost of the village hall car park and play area with the balance used as an Affordable Housing Contribution. The Committee Report and Minutes are available as part of the additional information (see below).

Development Proposals

The layout is characterised by large detached dwellings, with separate garage blocks within generous plots, arranged around a main spine road that runs through the site, with a ‘mews court’ situated in the north east corner of the site. Much of the existing boundary planting will be retained, with a view to screening the proposed development. An area of open space is proposed adjacent to the new site entrance, providing a focal point and sense of arrival.

The main spine road runs east from the site access, before turning south into the site. The spine road becomes a private drive towards the southern end of site, providing access to three dwellings. A private drive is taken from the spine road to the ‘mews court’ of three dwellings, situated in the north east corner of the site, which will be screened behind a band of existing planting which will be retained. Two dwellings are accessed directly from the main spine road, one to the east and one to the west.



Accommodation Schedule

Although the application is in outline the architect has provided an accommodation schedule for the proposed layout as follows:

House 1	2,196 sq ft
House 2	1,981 sq ft
House 3	1,851 sq ft
House 4	2,325 sq ft
House 5	3,057 sq ft
House 6	2,734 sq ft
House 7	2,669 sq ft
House 8	2,357 sq ft

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. The Flood Risk Assessment states that as there is no foul drainage close to the site and an onsite foul water disposal system will be required. The EA have been consulted and a Waste Water Treatment Plant which is an underground system has been recommended. Further details are available within the Flood Risk Assessment (see below under 'additional information').

Additional Information

The following information, inter alia, is available from our website www.rpcland.co.uk.

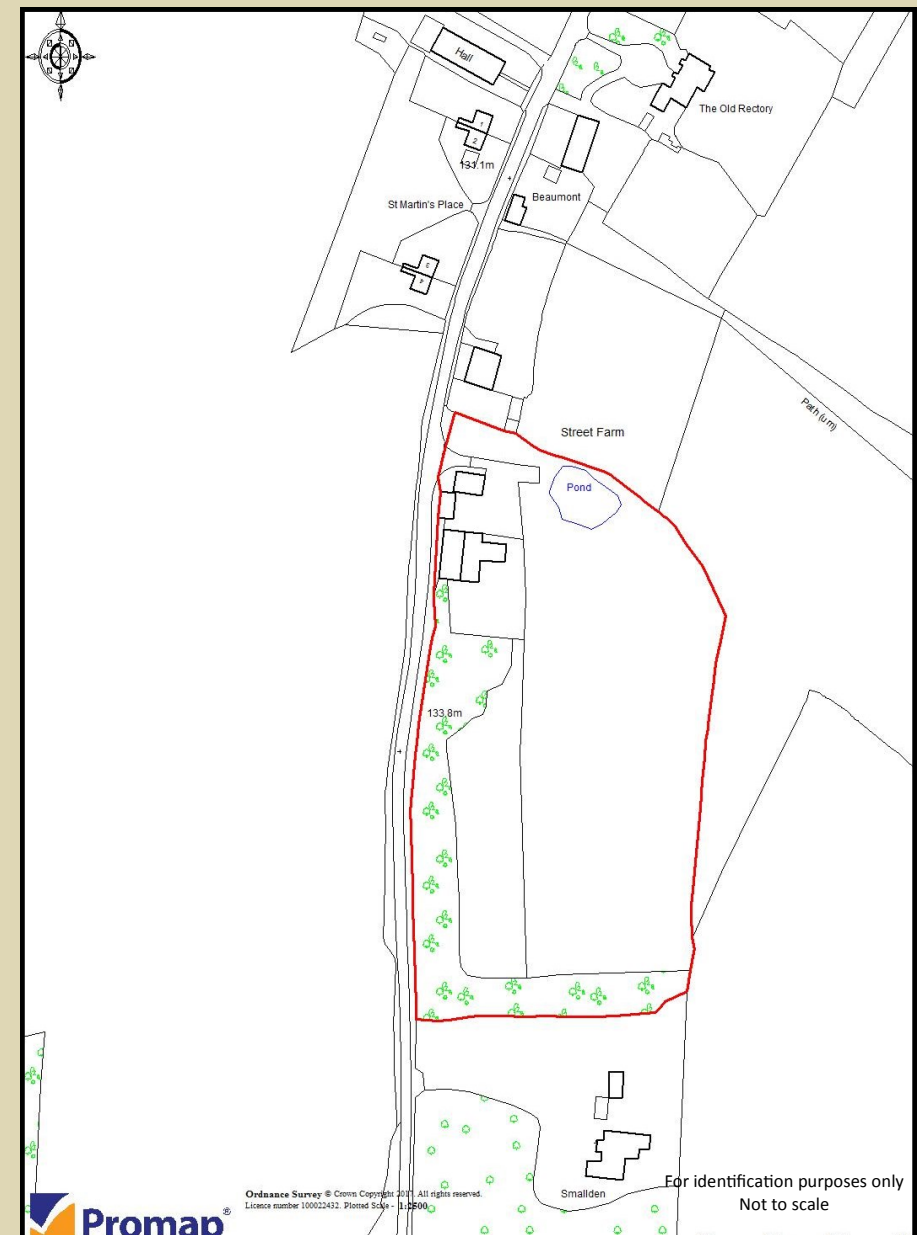
- Committee Report and Minutes
- Design and Access Statement
- Dormouse Survey
- Flood Risk Assessment
- Phase 1 Contamination Risk Assessment
- Phase 2 Contamination Risk Assessment
- Phase 1 Ecology Survey
- Reptile and Bat Survey
- Topographical Survey
- Transport Statement
- Tree Survey
- Various Plans

Tenure and VAT

The freehold interest in the land is offered for sale.

The land is not elected for VAT at this stage.

Site Plan



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, 89 Kings Street, Maidstone, Kent, ME14 1BG.

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.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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Agent Details

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

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