



On the instructions of Kent County Council



c. 1.9 ha (c. 4.8 acres) site with Pre-App support for a c. 78 unit scheme
Unconditional (STC) or Conditional (STPP) offers invited



Part of the Former Chaucer School Site

Spring Lane
Canterbury
Kent, CT1 1SU

For Sale

Location

Canterbury is a popular and thriving City providing a wide range of high quality shops, restaurants and local services. The city centre is dominated by the Cathedral which draws visitors from around the world and this coupled with the large population of students studying at the various local Universities adds to City's dynamic nature.

The site is just under 1 mile from the city centre, around 1.2 miles from Canterbury East station and around 1.4 miles from Canterbury West Station. High Speed services to London St Pancras take around 1 hour and regular services to London Victoria take around 1.5 hours.

The A2 is around 2 miles to the west, which links to the Port of Dover to the south east and the M2 motorway to the west.



Site Description

The site extends to c. 1.9 ha (c. 4.8 acres) in size and is regular in shape. A former school that is now vacant it comprises a range of two storey buildings and a large area of hard standing. The site is relatively level, although the hard standing to the southern part of the site is on a raised plateau. The northern and western boundaries border the public highway and each has vehicular access. The southern boundary borders a railway cutting and the land beyond the western boundary will be retained and redeveloped for educational use. There are a number of trees on the site which are predominantly located to the boundaries.

Pre-Application Planning Advice

- Pre-application advice was sought from Canterbury City Council and formally given by letter on 11th April 2016.
- A scheme of c. 78 units comprising a mix of apartments and houses was shown with a new educational development on the balance of the land.
- The advice received does not indicate any significant objection to the proposal, although does suggest several areas of Local Policy that any planning application at the site will need to address. None of these are considered unusual or unexpected for a scheme of this nature in this location.

Further Information

Copies of the proposed site layout plan, Pre-Application feedback and other reports are available to download from our website at www.rpclandandnewhomes.co.uk.

Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

Services

Interested parties 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 the proposed development.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent.

Offers

Offers are sought on both an Unconditional (subject to contract) and Conditional (subject to planning) basis for the freehold by way of informal tender.

All offers must be made in writing to be received on or before **12 noon on Friday 16th September 2016**.

Unconditional (subject to contract) offers must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of unconditional contracts.

Conditional (subject to planning) bids must be accompanied by the following:

- a detailed development proposal (with plans if available)
- details of the planning strategy
- details of any on-site due diligence required prior to an exchange of conditional contracts
- an indication of the proposed contract timescales
- confirmation of the funding arrangements and any internal approval procedure required prior to an exchange of contract

Bids that do not provide this information are unlikely to be considered favourably.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

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