

# PROMINENT RE-DEVELOPMENT SITE

With outline planning consent for a mixed use scheme of some 65 apartments and houses within approximately 0.5 mile of the town centre



CHARLTON GREEN AND FRITH ROAD ELEVATIONS / AS PROPOSED



## The Old Sorting Office

Charlton Green  
Dover  
Kent CT16 1AP

**For Sale**

## Site Description

The site being in the main relatively flat and extending to approximately 0.689 H/A (1.702 acres) is rectangular in shape with a frontage to Charlton Green and return fronting to Salisbury road. Currently, there are substantial existing buildings on the site of two storey and single storey height built of concrete or steel frame with brick elevations. The undeveloped areas in the main are concrete land standing.

## Location

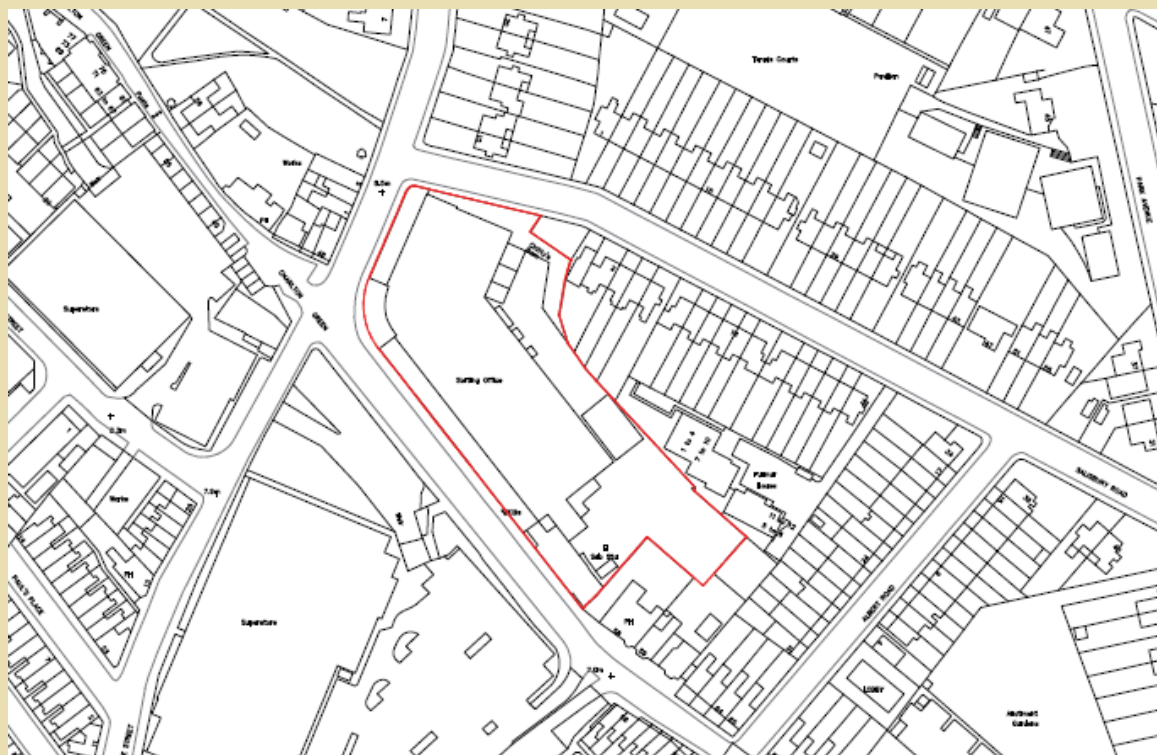
The site is situated on the north western side of Dover in a prominent position yet only some 0.5 mile from the town centre. Opposite is a small retail park and anchored by Asda & Morrison supermarkets.

Dover itself is steeped in history with its world famous white cliffs to its medieval castle overlooking the town and housing the extensive secret wartime tunnels. The towns main shopping streets are the High Street and Biggin Street providing excellent shopping facilities.

The area has a good selection of primary schools, secondary schools, two grammar schools, together with Astor college & Dover Christ Church Academy.

There are many sporting/social activities in and surrounding Dover itself including Dover Leisure centre including pool and various clubs providing football, netball, rugby, rowing and sea fishing from the pier.

Dover is renowned for its port with ferries across the channel to continental Europe.



## Location (continued)

The A2 and A20 provide excellent road networks to surrounding areas, such as, Canterbury City and onwards via the M20/M2 to London.

Dover is well connected via the railway systems with hourly trains to St. Pancras (67 mins) and frequent services to Charing Cross and Victoria each approximately 2 hours. Canterbury can be reached in 25 minutes, Folkestone 14 minutes and Ashford 30 minutes.

## Planning

Outline planning consent was granted by Dover District Council under reference number DOV/16/0041 and dated 7/10/2016 for the erection of 65 residential apartments and houses together with 78 parking spaces, vehicular and pedestrian access and garden and open space areas.

Whilst the consent is in outline form a substantial amount of information and plans were submitted to the local authority which forms part of the consent notice.

The consent was also subject to the signing of a Section 106 agreement which has been executed by the vendors



**Artists Impression of Street Scenes**

## Proposed Scheme

The consented scheme provides for an attractive individually architect designed redevelopment on this prominent site of 10 x 1 bedroom apartments, 32 x 2 bedroom apartments, 2 x 4 bedroom apartments , 9 x 3 bedroom houses and 12 x 4 bedroom houses. It is proposed that 30% of the properties shall be affordable housing.

## Section 106 Agreement

Whilst there is no affordable housing requirements within the Section 106 agreement this is dealt with as a condition (5) within the consent which states that the “provision of 30% of the total houses proposed as affordable houses unless evidence is submitted which demonstrates that due to the financial viability of the scheme such provision cannot be made”.

The following Section 106 costs must be taken into account when making any offers.

• Primary Education	£68,467.84
• Community Learning	£1,666.53
• Library Books stock	£3,121.03
• Social Care	£3,801.20
• Open Space	£22,327.00
• Habitats Regulations Assessments Mitigation	£2,558.75

**Total Contributions to take into account**

**£101,942.35**

A copy of the Agreement may be downloaded from our website.

## Dover Regeneration

It should be noted that an existing re-generation programme is taking place within the area and we would recommend any interested parties to visit the following links:

<http://investindover.co.uk/News/2016/Regeneration-sparks-house-price-rises-and-new-housing-development.aspx>

<http://www.investindover.co.uk/Coastal-Living/Housing-Developments/Housing-Developments.aspx>

<http://www.stjamesdover.co.uk/about-dover>

## Services

We understand all main services are available to the site and intending purchasers should make their own enquiries to the relevant statutory authorities to establish availability and capacity.

## Licence to Occupy

The ground floor accommodation is currently let on a licence to occupy on short term basis to UK Resettlement at a fee of £5,500 per month as from 1st May 2016.

Termination of the agreement is by either party giving 2 months notice.

A copy of the licence shall be sent upon request.

We understand as this agreement is by way of a licence to a charity the property is subject to an 80% council tax rebate. Further details upon request.

## VAT

We understand that the vendors shall elect to charge V.A.T on the sale.

## Additional Information

A considerable amount of due diligence has been carried out on the site to obtain a planning consent. The following reports and investigations are available to view and download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk).

- Layout/elevation collated drawings (a copy shall be sent upon request)
- Proposed development– supporting statement (a copy shall be sent upon request)
- Copy of planning consent notice
- Copy of Section 106 agreement
- Copy licence to occupy (a copy shall be sent upon request)
- Copy of contamination report
- Southern Water drainage and water search
- Archaeology assessment
- Asbestos report
- Schedule of accommodation
- Attached link to Dover District Council’s planning portal [https://planning.dover.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR\\_229059](https://planning.dover.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_229059)

## Tenure

Freehold with vacant possession upon completion.

**Note:** The existing licence to occupy may be extended by the purchaser but this will be subject to negotiations.

## Method of Sale

Offers are invited for the Freehold subject to contract.

In making any bid for the site please include the following:

- 1) Offer subject to contract.
- 2) Details of any abnormal costs taken into account.
- 3) Details of due diligence required prior to exchange of contracts.
- 4) Confirmation that Section 106 costs have been taken into account.
- 5) Confirmation of funding.
- 6) Board Approval Process.
- 7) Confirmation that our Clients having elected to charge VAT has been taken into account.



## Agents Notes

- 1) A further area of land to the east of the site is within the Title but was not utilised for the existing consent. It may be possible to enhance the consent , subject to all necessary permissions being obtained.
- 2) The Vendors would consider a sale of the SPV company into which this site was placed.

## Viewing

The site may be viewed externally during daylight hours. However, for internal viewing this must be strictly by prior appointment through the owners sole agents.

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Tel: 01732 363633

Email: [p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)



## Agent Details

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