

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

OUTLINE PLANNING PERMISSION FOR 4 DWELLINGS IN THE
HIGHLY DESIRABLE VILLAGE OF HEADCORN



Dwelling D - Indicative South Elevation



Dwellings A, B & C - Indicative South Elevation

3 & 5 Kings Road

OFFERS INVITED FOR THE FREEHOLD INTEREST

Headcorn
Kent TN27 9QT

For Sale

Summary

This site offers a quality opportunity to develop an attractive scheme comprising 4 houses in the popular village of Headcorn. Outline planning consent has been granted for 1 detached house and a terrace of 3 houses. We are seeking unconditional offers for the freehold interest.

Location

Headcorn has a number of local shops, restaurants and a main line station serving Charing Cross / Cannon Street in about one hour. There is access to a number of major road routes including the M20 at junction 8, which provides a link to the M25 orbital motorway network and the international airports of Gatwick and Heathrow. Ashford International Station is only a short drive away and provides regular services to the Continent and a high speed railway service to St Pancras in just over half an hour.

The area is particularly well known for the quality of schools, both in the private and state sectors and there is a wide range of leisure activities in the surrounding area.

Description and site area

The site lies on the north side of Kings Road adjoining the Primary School and comprises two vacant commercial units. The rest of the site is currently grass. There is an existing access track through the middle of the site, which will be retained and will provide footpath and cycle access to the new residential development on land to the north.

The site extends to approximately 0.27 acres.

Please note that the plan is indicative and is for identification purposes only.



Planning and Development Proposals

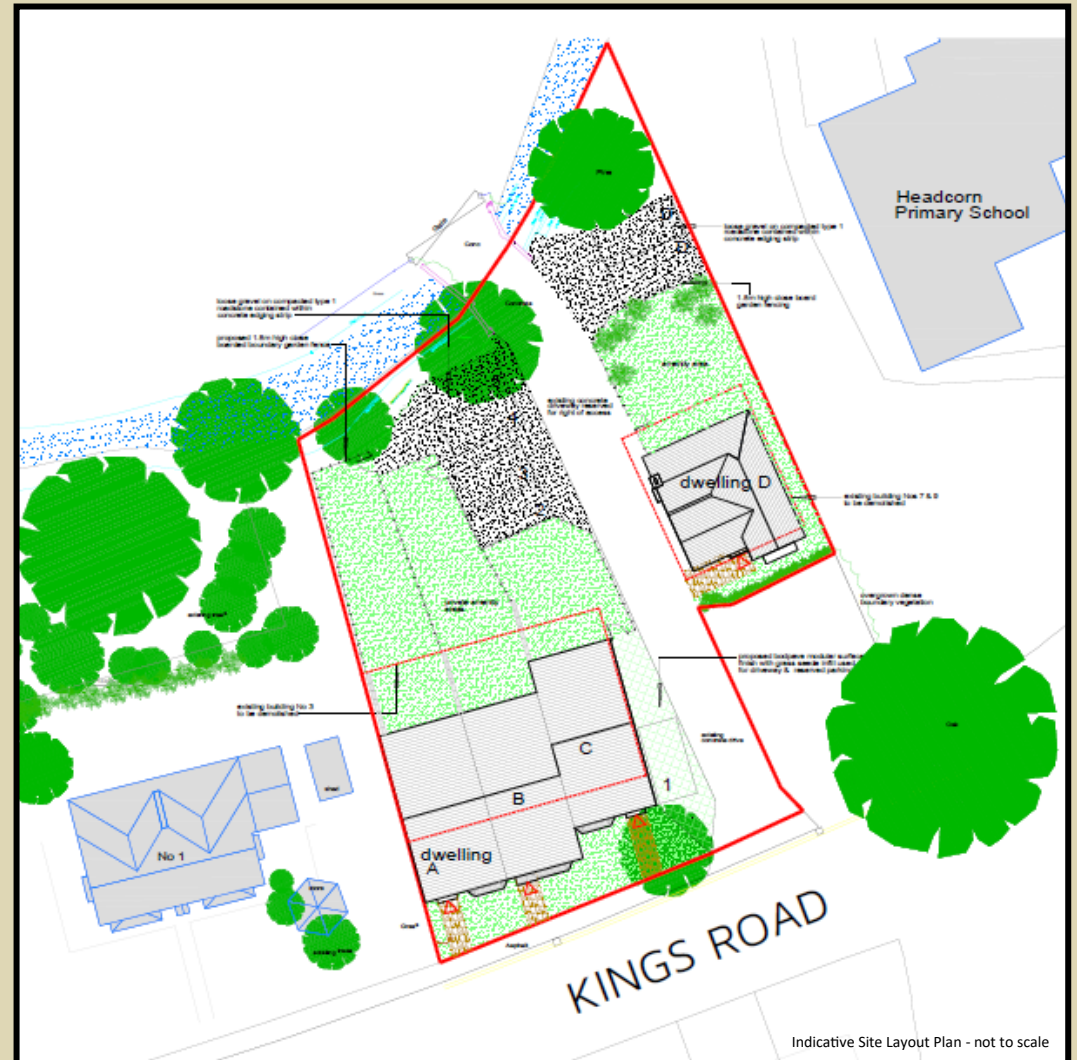
Planning permission was granted on Appeal on 4th September 2020 for the proposed demolition of two existing buildings and erection of four residential dwellings including details of access (all other matters reserved). The consent contains 22 planning conditions which are all fairly standard. Planning reference - 19/503532.

Access into the scheme is from Kings Road over the existing access. The terrace of 3 dwellings front Kings Road and, although indicative, show 3 storey houses with 3 bedrooms each. The detached house lies on the east part of the site and comprises a 2 storey 3 bedroom house. There are 7 car parking spaces.

NB The adjoining house, No 1 Kings Road, has the benefit of a right of way from the access across the site and this will need to be factored into the reserved matters (see further information under 'Services, tenure & VAT' below).

Accommodation Schedule

Schedule of Accommodation (Indicative)	GIA Sq ft
Dwelling A	1,205
Dwelling B	1,205
Dwelling C	1,205
Dwelling D	1,399



Services, Tenure & VAT

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

NB. The access road that runs through the site from Kings Road is used as a footpath and cycleway to the development scheme currently being built to the north of the site.

There are some rights, easements and covenants between this property and the adjoining No 1 Kings Road that affect the property and details of these are included in the conveyance dated 1st April 1989 a copy of which can be found on our website.

The site is not registered for VAT and no VAT is chargeable on the sale price.

Additional Information

The vendor has carried out a certain amount of due diligence on the site and all the reports and investigations are available to view and download from our website www.rpcland.co.uk. The following information is available:

- Plans and Drawings
- Planning Statement
- Appeal Decision Notice
- Flood Risk Assessment
- Ecological Appraisal
- Topographical Survey
- Committee Report
- Title Information

Method of Sale

The site is available by Private Treaty and offers for the freehold interest are invited on an unconditional basis. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk. In submitting a proposal please include the following:

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

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 and Viewings

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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