

# HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR 3 DETACHED DWELLINGS IN  
THE HIGHLY DESIRABLE TOWN OF WHITSTABLE



66 Borstal Hill

OFFERS INVITED FOR THE FREEHOLD INTEREST

Whitstable  
Kent CT5 4NB

**For Sale**

## Summary

This site offers a quality opportunity to develop an attractive scheme comprising 3 houses in a popular part of Whitstable. Full planning consent has been granted for 3 No 3 bed detached houses. The house that used to occupy the site has been demolished and the vendor has paid the Section 106 costs required. Technical drawings have been completed and the site is oven ready to commence development immediately. We are seeking unconditional offers for the freehold interest.

## Location

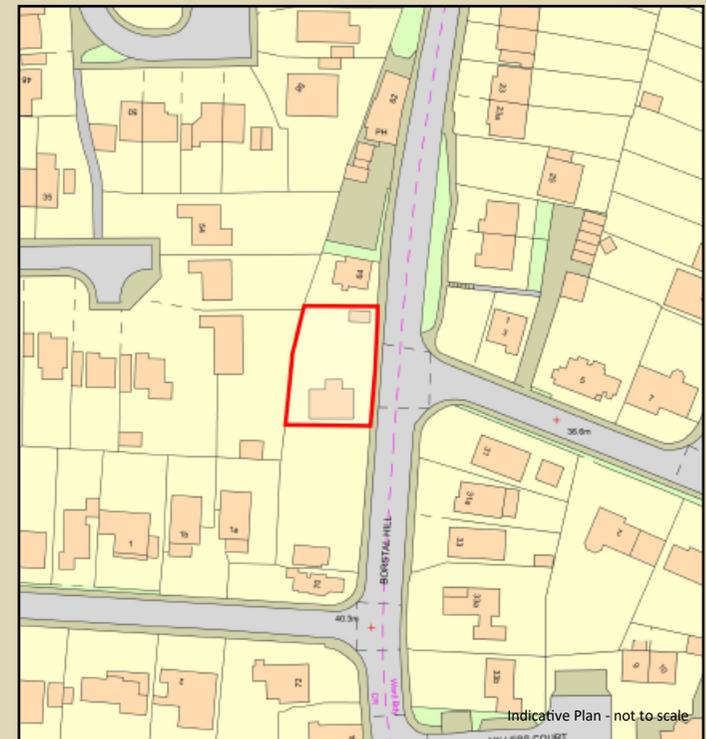
Whitstable is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The site is close to Whitstable town centre which offers a variety of shops, bars, boutiques and restaurants as well as the popular harbour and beach. Whitstable has a mainline railway station providing a regular service to London St Pancras in 1 hour 17 minutes on the High Speed train. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

## Description and site area

The site is located on Borstal Hill with good frontage to the main road. It was formerly occupied by a single detached dwelling which has been demolished.

The site extends to approximately 0.14 acres.

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



## Planning and Development Proposals

Planning permission was granted on 21<sup>st</sup> June 2019 for the erection of 3 No two storey detached dwellings. The consent contains 7 planning conditions which are all fairly standard. Planning reference - 19/00777.

Access into the scheme is from Borstal Hill with a dropped kerb allowing access to the parking area for Units 1 and 2, and a dropped kerb for access to Unit 3. The houses are of a modern design with the external walls finished with yellow stock brickwork and the first floors clad in a white weatherboarding. The roofs will be finished slates and external windows and doors will have coloured frames.

The layouts of each house comprise a large open plan living area including kitchen at first floor level with 3 bedrooms (one en-suite) and a bathroom at ground floor level. Each house has a good sized rear garden and patio area.



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

## Additional Information

The vendor has carried out a considerable 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](http://www.rpcland.co.uk). The following information is available:

- Plans
- Technical Drawings
- Design & Access Statement
- Decision Notice
- Section 106 Agreement
- Radon Report
- Habitat Regulation Assessment
- SAP Reports
- Topographical Survey
- Drainage Details

## Accommodation Schedule

Schedule of Accommodation	GIA Sq ft
Unit 1	1,076
Unit 2	990
Unit 3	990

## 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](mailto: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.

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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](http://www.rpcland.co.uk)

**Mark Linington** MRICS

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