

# QUALITY RESIDENTIAL DEVELOPMENT SITE

Resolution to Grant Full Planning Permission for 23 **Dwellings** in a semi-rural setting in Ashford

Approximately 3 Acres (1.2 Hectares)



Indicative site plan



Proposed site layout

Land at Abbey Way

Willesborough  
Ashford  
Kent

Closing Date for Offers: 28th October 2016

**For Sale**

# Summary

Located in a popular part of Ashford this site has recently obtained a resolution to grant full planning permission for 23 dwellings and is now being offered for sale on an unconditional basis. A considerable amount of technical and other information is available as outlined below.

# Location

The site is located in Willesborough approximately 1 mile to the east of Ashford town centre and to the north of the M20 on the edge of the existing housing estate in Abbey Way. Both Junctions 9 and 10 are within easy reach of the site. Ashford International Station is just over 1 mile away and provides regular services to the Continent and a high speed railway service to London St Pancras International in under 40 minutes.

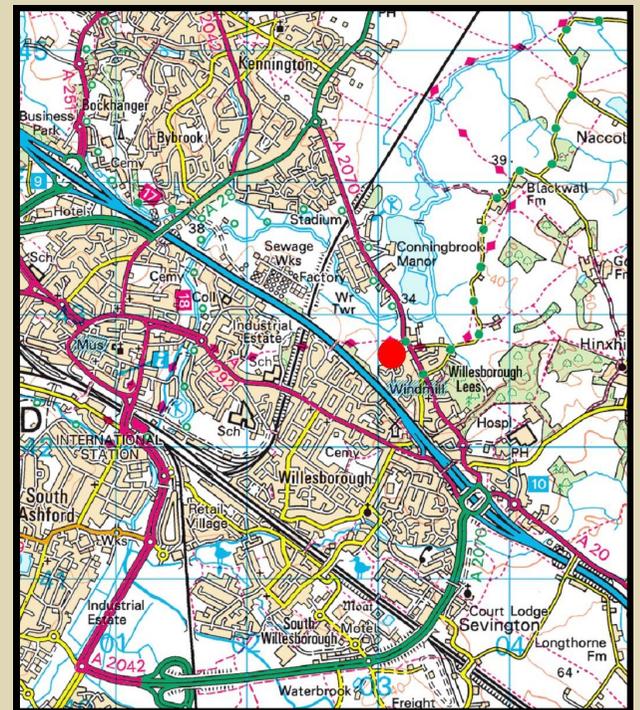
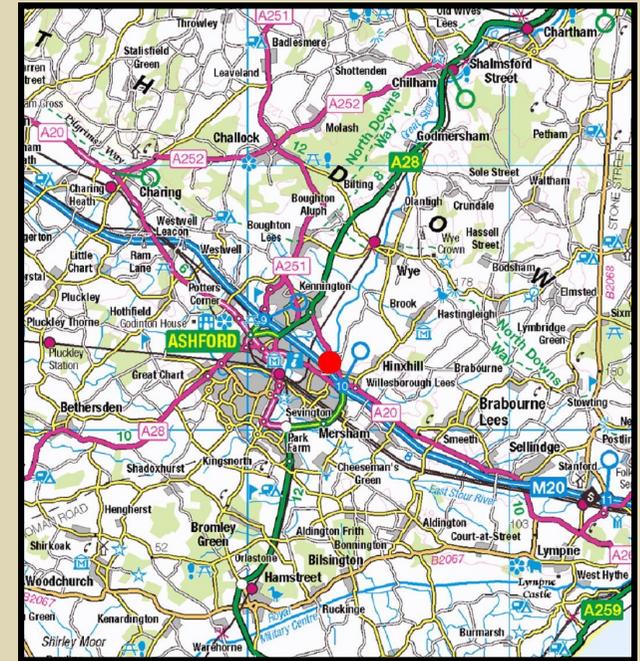
Ashford provides a full range of retail, leisure and education facilities. The Ashford designer Outlet Shopping Centre complements the town centre retail offering with a John Lewis Store close to J9 of the M20. The area provides a range of quality schools, both in the private and state sectors.

# Description and site area

The site comprises a greenfield site characterised by its openness with rough grassland, scrub and some mature trees providing a pleasant setting. The land being offered for sale is outlined in red on the Ordnance Survey Plan (shown on next page). Please note that this plan is not to scale and is for identification purposes only.

A strip of land along the site's northern and eastern boundary is to be retained by the landowner - further details on request.

The site extends to approximately 3 acres.



## Planning and Section 106 Agreement

The planning application was for the 'erection of 16 no. dwellings, 4 no. affordable dwellings and 3 no. affordable apartments, car barns, vehicle access, parking and open space' (planning reference 15/00260/AS). At the planning committee meeting on 18th May 2016 it was resolved to grant planning permission subject to agreeing the Section 106.

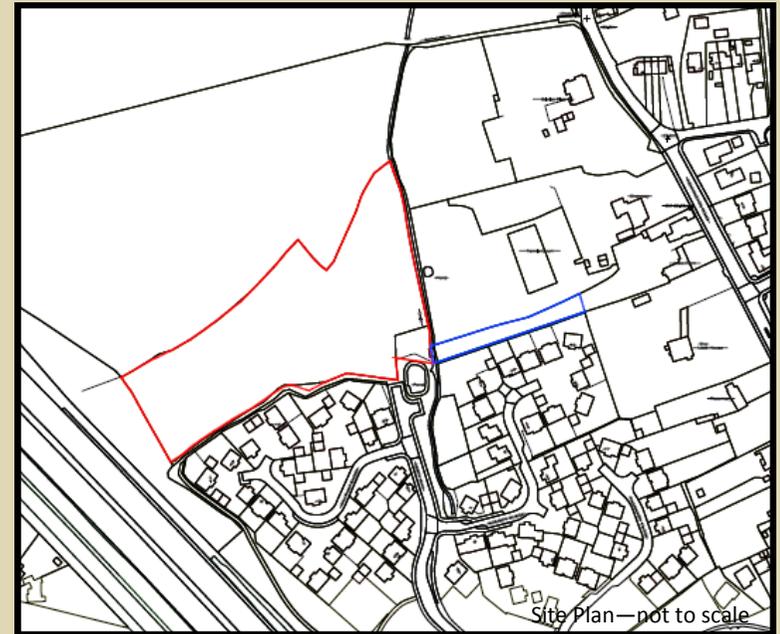
The proposed Section 106 Agreement includes an affordable housing requirement of 7 (30%) and of these 4 will be for affordable rent and 3 for shared ownership. There are various contributions required and the detail of these is set out in the Committee Report which is available as part of the additional information (see below)

## Development Proposals

Access to the site is via Abbey Way into the south east corner of the site. The road sweeps to the west and there are houses set on either side. The design concept is strongly traditional, drawing on the local vernacular and the style of existing houses in Abbey Way particularly. This is a high quality development, with the scale and style of new houses respecting the scale of existing development at this edge of settlement location.

There is a large ecological meadow in the north east part of the site which extends to approximately 0.3 hectares (0.74 acres) which is set aside as part of the ecology mitigation strategy.

The scheme comprises 23 dwellings of which 16 are private and 7 are affordable. The private dwellings include 12 detached houses (3, 4 and 5 beds) and 2 pairs of semi-detached houses. An accommodation schedule is included as part of the additional information provided (see below).



## 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. However, a detailed assessment has been carried out and full details of the utility information is available as part of the additional information (see below).

Please note that a mains drain crosses the over the site in a south - north direction and will need to be diverted in order to accommodate the units on the eastern part of the site.

## Additional Information

The following information, inter alia, is available from our website [www.rpcland.co.uk](http://www.rpcland.co.uk).

- Committee Report
- Design and Access Statement
- Arboricultural Impact Assessment
- Ecological assessment
- GCN letter
- Noise Assessment
- Phase 1 Land Contamination Assessment
- Potential Foul Drain Diversion
- Surface and Foul Water Strategy
- Transport Assessment
- Tree Protection Plan
- Tree Survey Plan
- Utilities Statement
- Soil Investigation Report



## Tenure and VAT

The freehold interest in the land is offered for sale.

The land is not elected for VAT at this stage.

## 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 September 2016. 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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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](http://www.rpcland.co.uk)

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