

LAND FOR SALE WITH RESIDENTIAL DEVELOPMENT POTENTIAL - c34.6 ACRES

Lying between Maidstone and West Malling the land forms part of a larger site which has been identified for future housing development

Offered for outright sale (with or without overage)



Detling Field & Deadman Wood

Closing date for Offers - 11th May 2020

Hermitage Lane, Aylesford
Maidstone, Kent

For Sale

Summary

The land being offered for sale comprises part of a much larger area of land which has been identified by Tonbridge & Malling Borough Council as having potential for future development.

The vendor is looking to dispose of the freehold interest and is inviting offers on two bases:

1. An outright sale with no overage; or
2. An outright sale with the retention of an overage which would become payable if planning is granted for future development.

We are seeking offers on or before 12 noon on 11th May 2020.

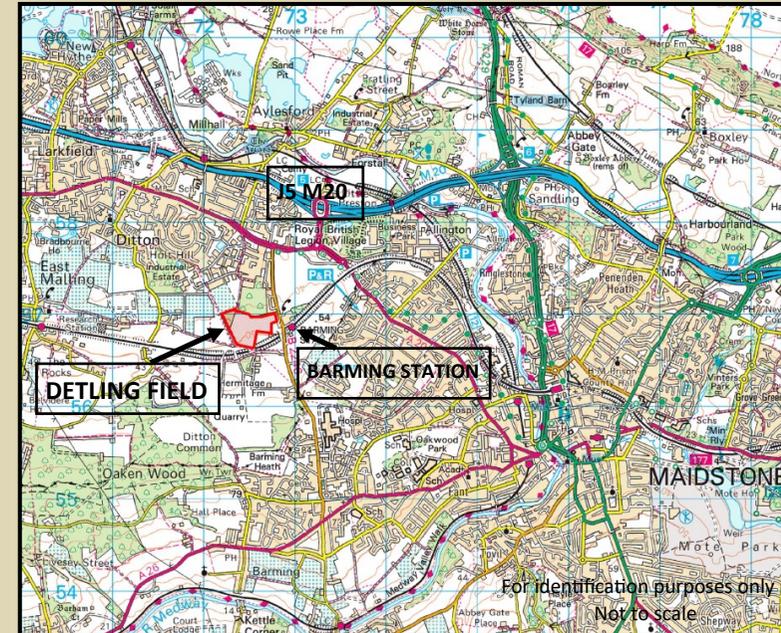


Location

The land is located about 1 mile to the south of junction 5 of the M20 and just over 2 miles to the north west of Maidstone town centre. Access to the site will be via Hermitage Lane, which lies to the east of the site, linking the A20 to the north with the A26 (Maidstone to Tonbridge road) to the south.

Barming Station is about 300 metres from the eastern boundary of the land providing regular train services to London Victoria in just over 1 hour.

The surrounding area is fairly mixed with Quarry Wood Industrial Estate and South Aylesford Retail Park providing a variety of commercial uses and residential to the north and south. There has been a substantial amount of housing development in the general area with strong demand from housebuilders.



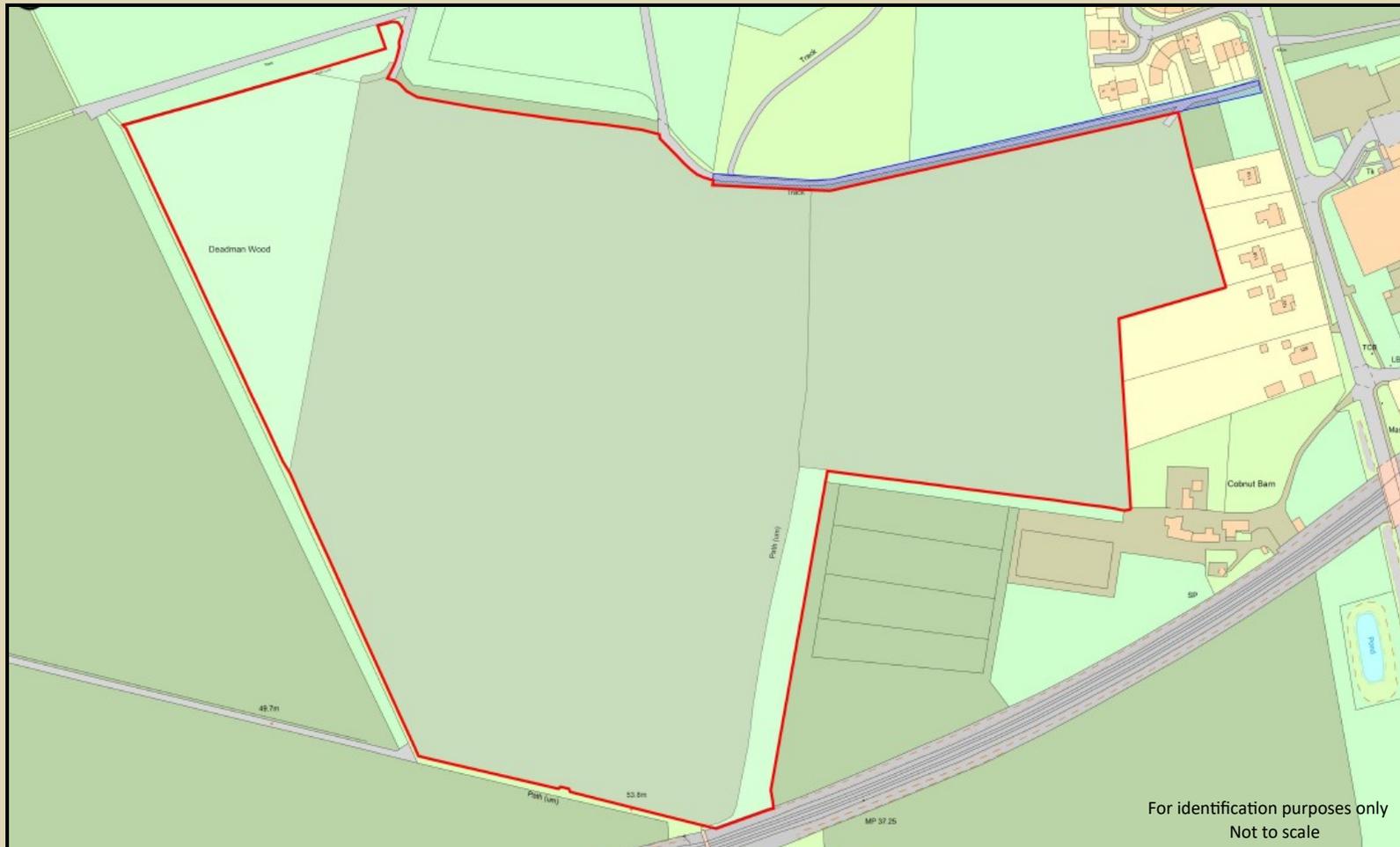
Description and site area

Detling Field lies to the west of Hermitage Lane and comprises an agricultural field which is relatively flat. Deadman Wood lies to the west of the field and is designated as Ancient Woodland. The areas are approximately as follows:

Detling Field: 31 acres (12.55 hectares)

Deadman Wood: 3.6 acres (1.46 hectares)

The plan below shows the area to be sold outlined in red for identification purposes only. The land benefits from a right of way at all times and for all purposes over the land outlined in blue on the plan below. There is also a right to construct a road on this land.



Planning

The Tonbridge & Malling Draft Local Plan identifies the site as an Area of Opportunity in the draft Local Plan Policy LP33. This Policy described in the draft plan as land that is identified for development beyond the draft plan period. The draft local plan period extends to 2031. The area referred to by the policy is shown on the plan in Figure 5: South Aylesford Masterplan Area in the draft local plan (see below). Detling Field is identified in the current local plan as a Strategic Gap and the relevant planning policy is CP5 Strategic Gap. The Strategic Gap policy restricts development 'unless justified by special circumstances.' The site is in the countryside for planning purposes in the adopted planning policy.

It is considered that policy CP5 now has less weight as it reflected former Regional Planning policy. The draft local plan has been submitted to the planning inspectorate and the date of the examination is awaited. The owners made representations at the submission stage of the draft local plan.

There are 3 other land owners who own land within the designated 'Area of Opportunity' and there have been ongoing discussions between the land owners about the future promotion of the site. Further information on request.

A resolution to grant planning permission on the Strategic Site shown on the plan below (coloured light green) was recently approved for up to 840 dwellings which will also include significant road infrastructure improvements to the area.

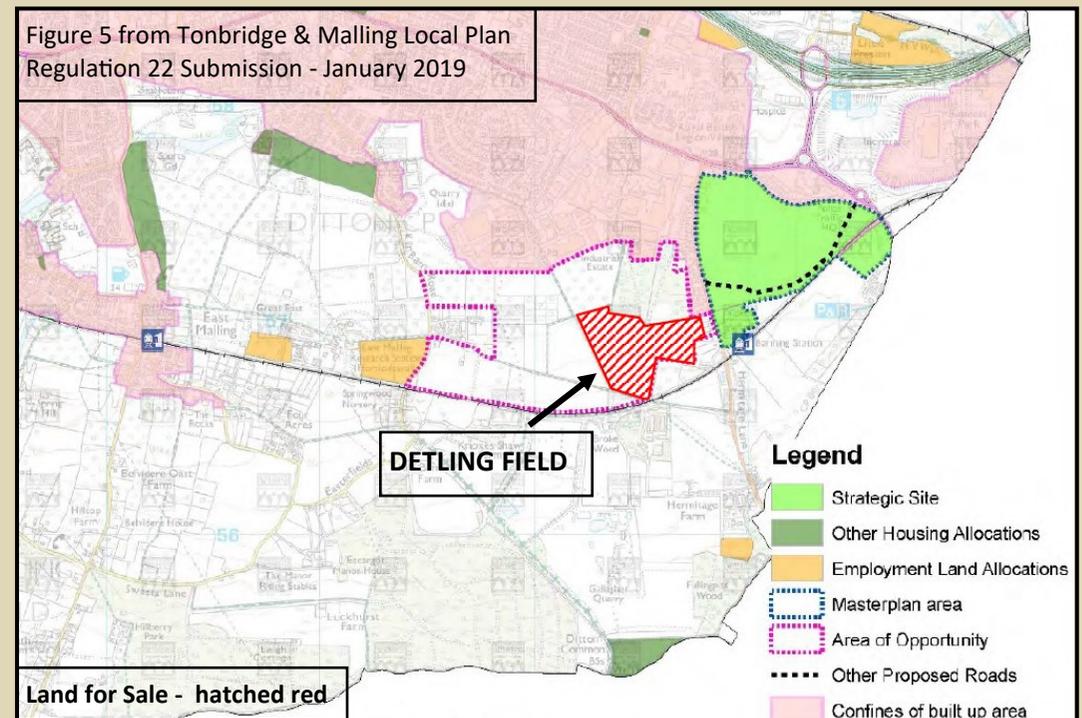
Services, Tenure & VAT

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.

Additional Information

The following information, inter alia, is available from our website www.rpcland.co.uk.

- Local Plan Regulation 22 Submission (see 5.1.13 and Policy LP33)



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 11th May 2020. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent ME14 1BG. In submitting a proposal please provide details as below:

1. Offer price for the property;
2. Details of any overage offered;
3. Details of due diligence required prior to exchange of contracts;
4. Confirmation of funds;
5. Solicitor details;
6. 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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars. 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. No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

Agent Details

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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