

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

OUTLINE PLANNING PERMISSION FOR UP TO 300 DWELLINGS WITH 25% AFFORDABLE
IN A HIGHLY DESIRABLE LOCATION ON THE SOUTHERN EDGE OF DITTON



Ditton Edge

Kiln Barn Road
Ditton, Kent

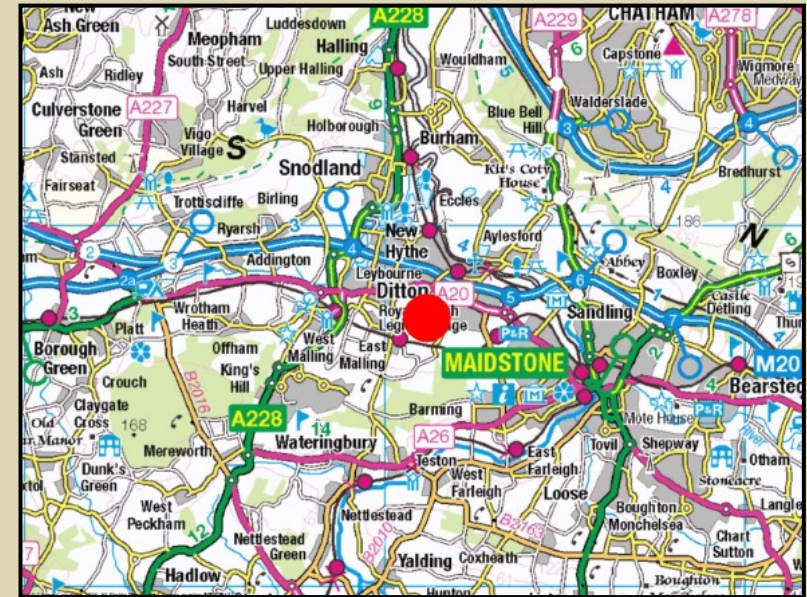
Closing date for Offers - June 10th 2021

For Sale

Summary

The site is being sold by the East Malling Trust, a charitable Trust focused on the advancement of horticultural and plant-based science for public benefit. Capital receipts from this land are to provide continued support for world class top and soft fruit research by funding a new science campus at NIAB EMR on adjoining Trust land. East Malling Trust are based in Bradbourne House which is a fine Grade 1 Listed Tudor Mansion within in a beautiful parkland setting some 400 metres to the west of the site.

Located on the southern edge of Ditton offering a semi-rural location this site has recently been granted outline planning permission for 300 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. We are seeking unconditional offers for the freehold interest.



Location

The village of Ditton is located in the borough of Tonbridge and Malling approximately 4 miles to the north west of Maidstone and just under 2 miles to the east of West Malling. Ditton is a large village with a population of approximately 4,700 (2011 Census) and benefits from good strategic transport connections straddling the A20 with J5 of the M20 approximately 2 miles to the north east of the site. East Malling Station and Barming Station are both just over 2 miles by road from the site with regular trains to London taking about 1 hour.

Ditton Edge is within a short walk of local services and facilities including local shops, pubs, restaurants, community centre, education and community infrastructure. The South Aylesford Retail Park is close by and there are a number of regular bus services running to the north of the site along the A20.



Description and site area

Ditton Edge is located on the southern edge of Ditton village, with Kiln Barn Road to the east. The site comprises agricultural farm land with the former orchards now grubbed and gently slopes downwards towards the northern boundary. The site is structured by historic field boundaries, windbreaks and planting. There are some farm buildings and structures in the southern part of the site which will need demolishing.

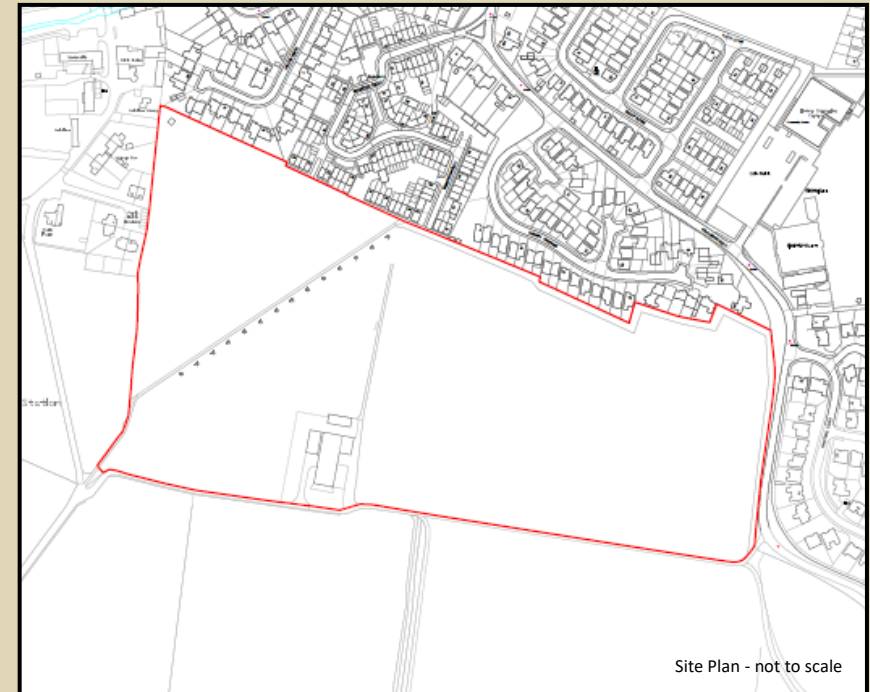
The land being offered for sale is outlined in red on the adjoining Ordnance Survey Plan. Please note that this plan is not to scale and is for identification purposes only. The site extends to approximately 11.27 hectares (27.85 acres).

Development Proposals

As the application is in outline the layout plan is indicative and matters to do with design, size and mix of units will be dealt with at the reserved matters stage.

There is a single point of access from Kiln Barn Road on the eastern side of the site which will feed into a network of streets, lanes, footpaths and private drives. Although the planning permission is outline there are a number of 'parameter plans' which set out the various principles for developing the site including building height, green infrastructure, character areas, density and circulation.

The proposals are for 2 storey housing with higher densities in the semi-urban northern part of the site moving towards lower densities in the central area and the lowest densities along the southern edge. A range of housing is proposed including 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses.



Planning and Section 106 Agreement

Outline Planning Permission was granted on 15th April 2021 for 'Development of the site to provide up to 300 dwellings and provision of new access off Kiln Barn Road. All other matters reserved for future consideration.' The consent contains 23 planning conditions which are all fairly standard. Planning reference - TM/18/02966/OA.

The Section 106 Agreement sets out details of various contributions that are payable and that affordable housing at 25% is required.

Tenure, Services and VAT

The freehold interest in the land is offered for sale.

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 from our website as below.

The land is not elected for VAT.

Additional Information

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

- Decision Notice and Section 106
- Design and Access Statement
- Archaeological Desk Based Assessment
- Arboricultural Report
- Ecological Assessment
- FRA & Drainage Strategy
- Noise Assessment
- Transport Assessment
- Utilities & Servicing Statement
- Soil Investigation
- Asbestos Management Report
- Air Quality Assessment



View looking north west across the site

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 June 10th 2021. 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 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.

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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