

# HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

Reserved Matters Application submitted for 91 dwellings

Phase 1 of a site with outline planning permission for 800



Phase 1 - Land at East Hill

Closing Date for Offers: Wednesday 18th October

Chatham  
Kent

**For Sale**

# Summary

The site comprises Phase 1 of the East Hill housing scheme with a reserved matters application submitted for 91 dwellings. The East Hill scheme as a whole has outline planning consent for 800 dwellings and the site will be sold in various sized phases over a period of time. Phase 1 benefits from its own exclusive access from the adjoining main road via a new roundabout and will comply with the affordable housing requirement for 25% of the dwellings to be affordable. Prior to the reserved matters application being decided it is anticipated that the purchaser will submit details for a plot substitution. The sale will be conditional on reserved matters consent being granted.

## Location

The site is located to the south east of Chatham between Luton, Hale, and Capstone with Hempstead to the east and Lordwood to the south. There is good access to the M2 – Junction 3 is just over 2.5 miles to the south west and junction 4 is just over 3 miles to the south east. Chatham mainline station is just over 2 miles to the north west with high speed services to St Pancras in 41 minutes.

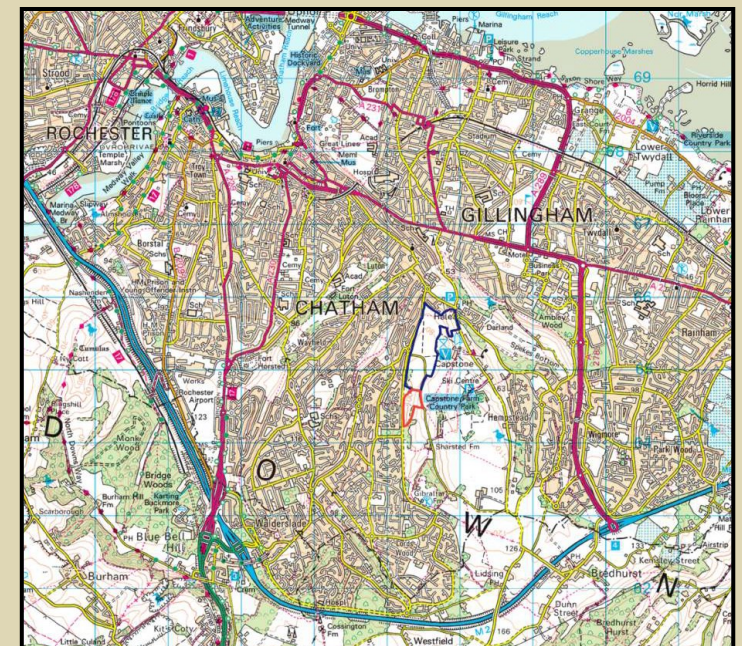
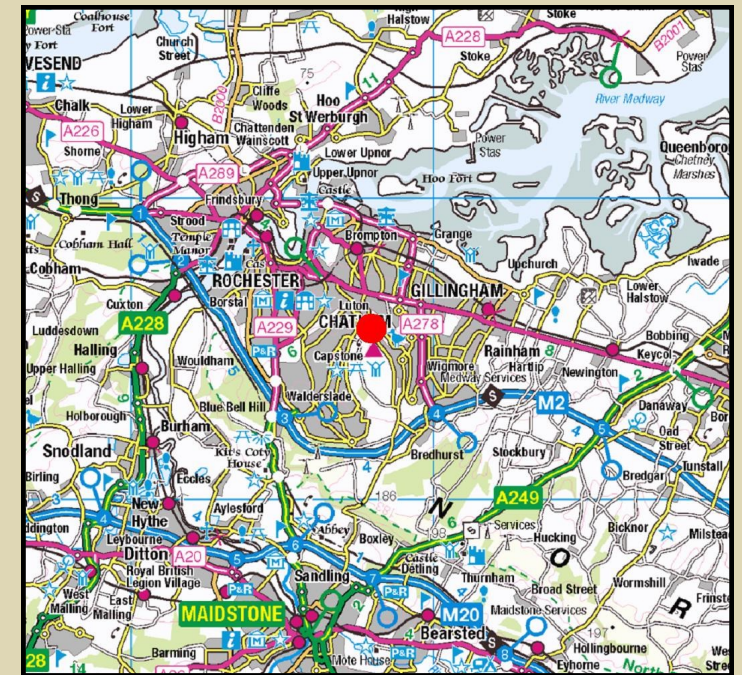
The Medway towns enjoy a wide range of retail, education, cultural and leisure facilities all within close proximity of the site.

## Description

The East Hill site follows a ridge from north to south parallel with North Dane Way. From here the site falls at varying degrees into the valley to the east where it abuts Capstone Country Park. The topography of Phase 1 follows a similar pattern to the wider site, with land sloping from a high point to the west of the scheme and dropping down into a valley to the east.

The southern boundary is defined by North Dane Wood, an area of ancient woodland. The eastern and western boundary comprises existing vegetation with North Dane Way running North to South along the western boundary.

The site extends to approximately 7.83 hectares (19.35 acres).



## Planning

A reserved matters application for Phase 1 was validated on 30th January 2023 for “the construction of 91 residential units including affordable housing together with associated access, parking, landscaping, open space, equipped play, infrastructure and earthworks”. (Planning ref: 23/0187).

Outline planning permission for the East Hill scheme was granted on Appeal on 7th February 2022 with all matters reserved except access for “the erection of up to 800 dwellings with primary school, supporting retail space of up to 150 m<sup>2</sup> and local GP surgery, with associated road link between North Dane Way and Pear Tree Lane and other road infrastructure, open space and landscaping”. (Application planning ref: 19/0765).

A non-material amendment to the outline planning permission was granted consent on 25th November 2022 (planning ref: 22/2346).

The Section 106 Agreement states that 25% of the affordable housing will be affordable with 60% Affordable Rented and 40% Shared Ownership.

The purchaser will be responsible for payments required by the Section 106 Agreement which are likely to be in the order of £1.3m (exclusive of indexation). The purchaser will be required to place the relevant sum in an escrow account for the purpose of making the payments when due.

Some conditions relating to the outline consent have been fully or partially discharged - full details from our website.

## 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. An initial site utilities appraisal has been undertaken and is available - see ‘additional information’ section below.

## Tenure and VAT

The property is to be sold freehold with vacant possession on completion. The land is not elected for VAT purposes.

## Additional Information

The following information is available to view and download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk)

- |                                              |                                   |
|----------------------------------------------|-----------------------------------|
| • NMA Decision Notice                        | • Drainage Information            |
| • Appeal Decision (outline planning consent) | • Highways Information            |
| • Section 106 Agreement                      | • Layout Plans                    |
| • Condition Discharge Decision Notices       | • Levels Information              |
| • Reserved Matters application               | • Noise Assessment                |
| • Design & Access Statement                  | • Planning Statement              |
| • Daylight & Sunlight Report                 | • Arboricultural Method Statement |

**NB Access to the dataroom for documents relating to the outline planning permission granted for the East Hill scheme and additional technical information is available on request - contact Mark Linington.**

# Development Proposals

Vehicular access to the proposed development will be provided via the new roundabout off North Dane Way. The layout has been carefully designed with the existing contours of the site. Streets are generally located along the contours and retaining features placed in rear gardens.

The main street generally follows the contours of the site before splitting into an upper and lower level split by the central hedgerow. The two levels are then connected by focal green spaces at either end, with pedestrian and cycle connectivity.

Smaller semi-detached and terraced dwellings are proposed on the western edge of the site where the site’s topography is less steep, meanwhile larger, detached plots are utilised on the steepest parts of the site to the east.

The proposed development is predominantly two storeys in height which is in-keeping with the surrounding districts. Occasional 2.5 storey dwellings add variation to the roofscape and take advantage of views of the wider landscape.



## Method of Sale

Offers are invited for the freehold interest by way of an informal tender conditional only on the submitted reserved matters permission being granted. The deadline for the receipt of bids is 12 noon on Wednesday 18th October 2023. Bids must be emailed to Mark Linington and Tom French.

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 and BTF 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 and BTF 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 and BTF will not be liable in negligence for any loss arising from the use of these particulars.

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## Agents Details

For further information or to book a viewing appointment please contact RPC or BTF or visit our respective websites at [www.rpcland.co.uk](http://www.rpcland.co.uk) or [www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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