

# Residential development opportunity in an attractive village with outline consent.

Located in the North Downs village of Lynsted, the site extends to c. 0.22 ha (c. 0.54 acres) and comprises a large 3 bed chalet bungalow that requires re-modelling and updating as well as outline consent for two further detached houses.



Provided for Illustrative Purposes Only

**Archirondal**

Toll Lane  
Lynsted, Sittingbourne  
Kent, ME9 0RH

**Offers in Excess of £800,000**

**For Sale**

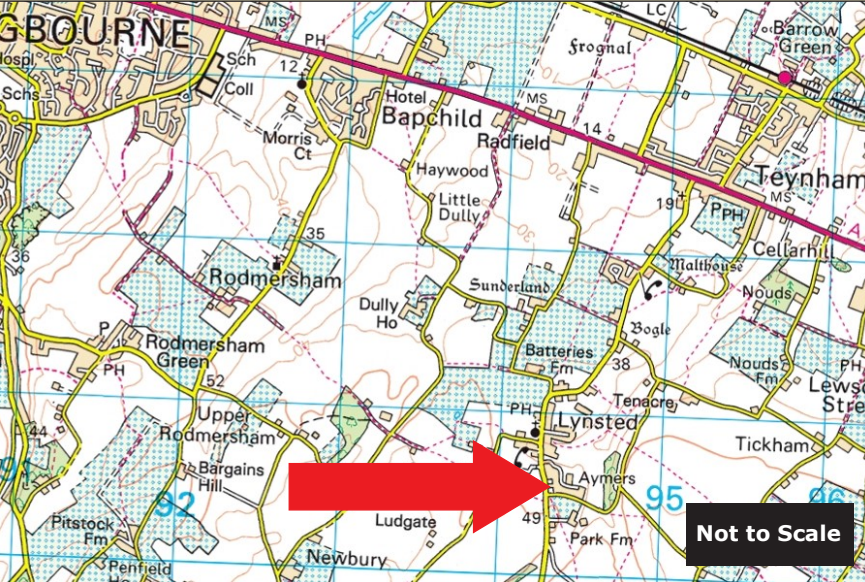
## Location

Lynsted is a typical old English village with an ancient parish church, St. Peter and St. Paul, a local pub, The Black Lion, and a village duck pond. The village also boasts a selection of Listed period houses and there is a well regarded village primary school.

The nearby village of Teynham offers a wider range of amenities including pubs, restaurants, supermarkets, a primary school and a mainline station. A wider range of shops and services is available in Sittingbourne around 4 miles to the west.

Teynham Railway Station offers regular services to various London stations including Victoria, Cannon Street and St Pancras with a journey time of around 1 hour and 15 minutes.

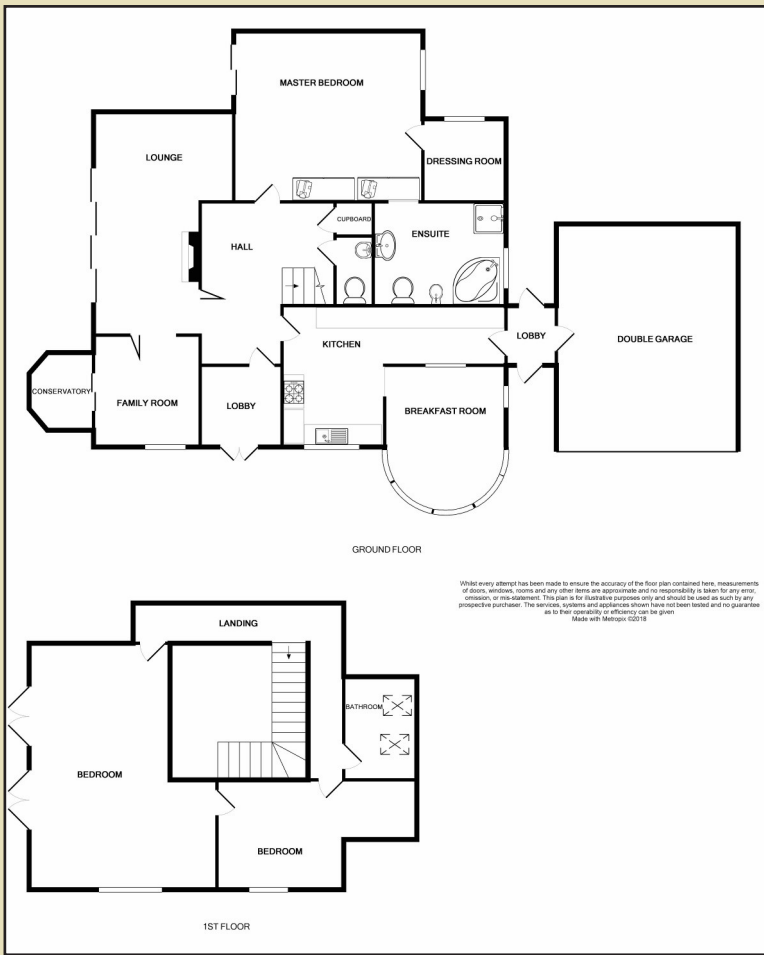
The A2 is 1.5 miles north which connects to Junction 5 of the M2 motorway around 8 miles to the west.



## Site Description

The site extends to c. 0.22 ha (c. 0.54 acres) in size and is generally level, with a long private drive. The existing property is a bespoke chalet bungalow that was built in the mid 1980's.

The property extends to c. 2,500 sqft in size and currently comprises 3 bedrooms and ample living space with both an attached double garage and detached single garage. There are rear and side gardens and a large area of brick paved hardstanding suitable for parking to the front.



## Planning and the Proposed Scheme

The site benefits from outline planning permission granted by Swale Borough Council under application no. 18/502736 on 20<sup>th</sup> July 2018. The proposed scheme comprises the retention and remodelling of the existing property as well as the demolition of the single garage and conservatory in order to provide an access through to 2 no. detached plots in the side garden. The Consent is outline with the majority of Matters Reserved for future consideration.

A previous planning application was also approved by Swale Borough Council under application no. 18/500310 on 3<sup>rd</sup> April 2018 for the demolition of the existing property and garages to be replaced with 3 new detached houses in. Again this Consent is outline with the majority of Matters Reserved for future consideration.

## Further Information

Copies of the planning documentation and proposed plans are available to download from our website at [www.rpclangandnewhomes.co.uk](http://www.rpclangandnewhomes.co.uk).

## Energy Performance Certificate

An EPC for the property is available to download from our website.

## Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

## Services

Interested parties 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 and drain the proposed development.

## VAT

It is understood that VAT will not be applied to this transaction.

## Viewing Arrangements

The site is secured and impossible to view from the public highway. It is therefore requested that all viewing are accompanied. If you would like to view the site and inspect the property please contact Graeme Dowd on 01634 835900 or 07904 372142 with plenty of time to make the necessary access arrangements.

## Offers

An unconditional sale for the freehold interest is preferred, but consideration will also be given to conditional offers, subject only to securing the Reserved Matters.

The site is being offered by way of informal tender and the closing date for offers is **Friday 16<sup>th</sup> November 2018**.

All offers should be accompanied with evidence of funding, your anticipated timescale from agreement to an exchange of contracts and details of any on-site due diligence that you intend to undertake prior to an exchange of contracts.

As a Regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identify of all purchasers of the site and this will be completed before any terms are agreed.

The vendor's are not obligated to accept the highest or any bid made.

## Agents Details

For further information please contact the agents:

### Graeme Dowd

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155 High Street  
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