

Well Located Residential Development Site

c. 0.13 ha (c. 0.31 acres) in size and offered with the benefit of detailed Planning Permission for a scheme of 7 no. 2 bed apartments.



For Illustrative Purposes Only

Land Adjacent to 98 Milton Road

Guide Price: £750,000 - £850,000

Belverdere
Kent
DA17 5BA

For Sale

Location

The site is located in the heart of Belvedere with the Nuxley Road commercial area under half a mile to the south, where a wide range of local shops, services, pubs and eateries can be found. Further shops are available half a mile to the north including a large ASDA superstore.

Belvedere railway station is half a mile to the north and offers regular services to London Charing Cross and London Cannon Street with a journey time around 45 minutes.

Abbey Wood station is under 1.5 miles to the west, where from December 2018 the new Crossrail service will be available. Anticipated journey times are 11 minutes to Canary Wharf, 19 minutes to Bond Street and 51 minutes to Heathrow airport.

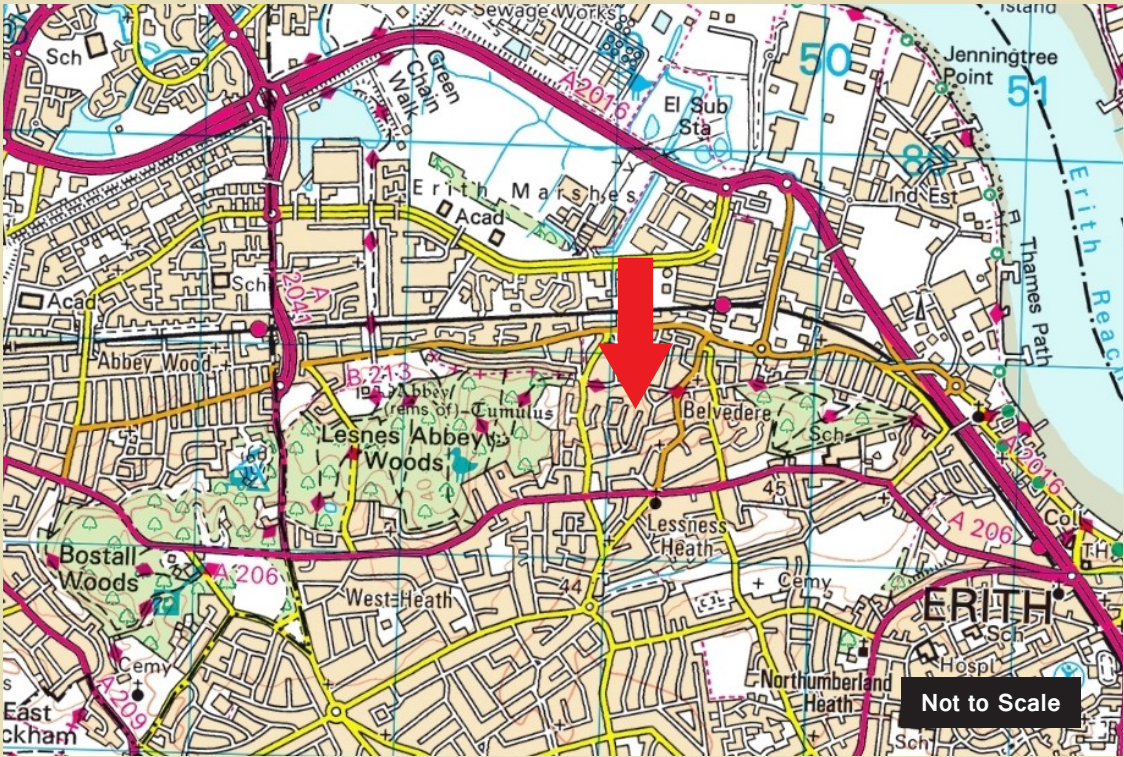
Site Description

Beyond the turning circle of Milton Road the road splits into an unmade section for vehicular access and a pedestrian route which continues heading north. The site is located at the end of the unmade section of road and was previously the side garden of no. 98 Milton Road. The site is generally regular in shape and slopes down from south to north. The site is largely overgrown and contains no trees or other landscape features. To the north is Samson Court, a relatively modern mixed height block of apartments, which is accessed from Ruskin Road. More locally is nos. 84 to 96 are an attractive Victorian Terrace and no. 98 is a more modern detached bungalow.

Proposed Scheme and Schedule of Accommodation

Detailed planning permission was granted by the LB of Bexley department under planning reference 17/01246/FUL on 16th November 2017 for the erection of a part two/part three storey building comprising 7 no. 2 bed apartments with associated parking and amenity space.

The scheme is designed as a single block with accommodation over the ground and two upper floors under a pitched roof with a single core area. The site plan shows 7 no. parking spaces to the front of the block and a shared communal garden with bike store to the rear.



Unit	Type/Features	Beds	Size (m2)	Size (SqFt)
1	Duplex with terrace	2	79	850
2	Terrace	2	62	667
3	Terrace	2	61	656
4	Balcony	2	75	807
5	Balcony	2	61	656
6	Balcony	2	75	807
7	Balcony	2	61	656

Access Road

It is understood the access road from the public highway is unregistered land. The vendors have obtained a quote for Indemnity Insurance in respect to this, which will be put at risk on exchange of contracts. The proposed Policy Schedule is available to download from our website.

Community Infrastructure Levy

- The site is in Zone 1 of LB of Bexley's charging schedule and currently attracts a CIL charge of £40 per m2 + indexation.
- The Mayoral CIL for LB of Bexley is currently £20 per m2 + indexation.

It will be the purchasers responsibility to pay any necessary CIL charges and this must be taken in to account within any offer made.

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 the proposed development.

VAT

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

Viewing Arrangements

It is possible to get a good impression of the site from the roadside. Should you require a more detailed inspection of the site prior arrangement will need to be made through the agent. All viewings are undertaken at your own risk.

Offers

Unconditional offers are invited by way of informal tender for the freehold interest.

The closing date for offers **Friday 13th April 2018.**

All offers must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of contracts.

The vendor is not obligated to accept the highest or any bid made.

In order to comply with Anti-Money Laundering regulations we are obligated to verify the identify of the purchasers and will do so prior to issuing Heads of Terms with the preferred bidder.

Further Information

Copies of the planning documents and proposed plans and elevations as well as other reports are available to download from our website at www.rpclandandnewhomes.co.uk.

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
Rochester	Email:	g.dowd@rpcland.co.uk
Kent, ME1 1EL		

www.rpclandandnewhomes.co.uk



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 all relevant Consumer Protection Regulations 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.