

**Well located site with Detailed Planning Permission for 88
no. houses (40 no. 2 beds, 42 no. 3 beds & 6 no. 4 beds)**

Offers invited on an unconditional basis, subject only to contract



Land to the Rear of

Freemen's Way
Deal
Kent, CT14 9DQ

For Sale

Location

The site is approximately 1 mile south of Deal Town Centre which offers a range of local shops and services. A wider range of shopping and leisure facilities can be found in the towns of Dover to the south or Canterbury to the west.

Deal and Walmer railway stations are both around 1 mile from the site and offer High Speed rail services to London St Pancras with a journey time around 1 hour and 30 minutes as well as a regular service to London Cannon Street with a journey time around 2 hours and 15 minutes.

The A2 is 6 miles to the south and junction 2 of the M25 is approximately 1 hour by car to the west.

Site Description

The site extends to c. 3.69 ha (c. 9.1 acres) in size and is generally regular in shape and level. Previously a playing field it is understood that it has been vacant since 2006. It is mainly laid to grass with some mature trees and hedgerows to the boundaries. The surrounding area is predominantly residential with a cemetery and allotment gardens to the north. It is understood that a maintenance programme is in place that includes regular mowing of the field.

Planning and Proposed Scheme

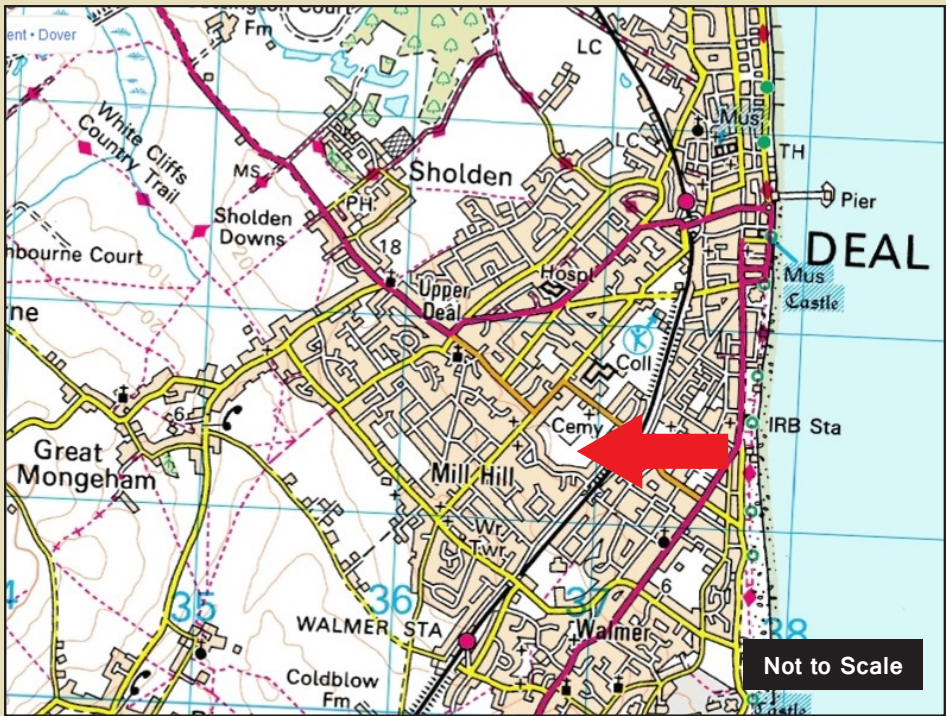
Dover District Council granted Planning Permission on the 3rd March 2021 under planning reference 19/00895 for the erection of 88 no. dwellings, an equipped play area, a sports field with 8 no. 15m high lighting columns, the erection of club house, associated car parking, and hard and soft landscaping.

62 no. units (70%) are of private tenure and comprise 26 no. 2 beds of c. 82 m² in size, 30 no. 3 beds of c. 108 m² in size and 6 no. 4 beds of 154 m² in size. The balance of 26 no. units (30%) are to be an affordable tenure and comprise 14 no. 2 beds at c. 72 m² in size and 12 no. 3 beds at 86 m² in size. All the private tenure units are semi-detached and the 2 & 3 bed units provide accommodation over 2 floors and the 4 bed units provide accommodation over 3 floors. In addition the 4 bed units have a separate attached single garage. All the units have on plot parking and a private rear garden. The masterplan show a large amenity area in the centre of the site that includes Local Equipped Area of Play (LEAP). The proposal provides 169 no. parking spaces for the residential element comprising garages, allocated spaces, unallocated spaces and visitor parking.

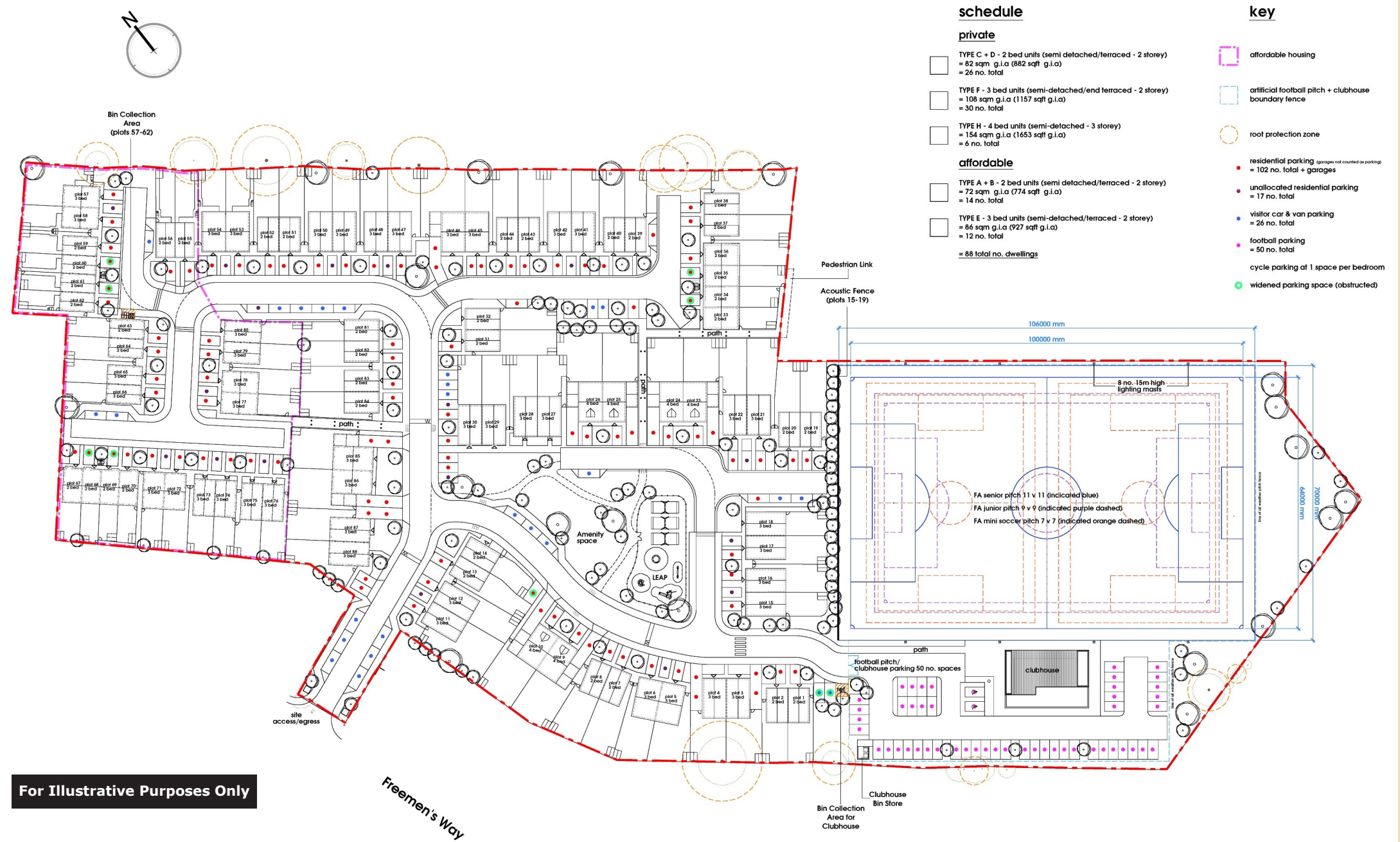
The site is currently allocated as Open Space in the Local Plan. In order to secure planning for the proposed residential development, it was agreed to include a sports field in order to compensate for the loss of Open Space. The sports field proposal is for a 4G football pitch that complies with the Football Association’s requirement for an ‘Over 18’s Senior Pitch’. This stipulates a Pitch size of 116 x 76 yards (106m x 70m) including the runoff. The pitch is to be fenced and 8 no. 15m high lighting masts are to be installed. A new acoustic barrier is to be constructed between the football pitch and the residential element of the proposed scheme.

To the south of the pitch a new two storey clubhouse is to be constructed. On the ground floor this comprises 2 no. 20 person changing areas with showers and toilets, a separate ‘Officials’ changing and showering area, further toilet facilities and an externally accessible storage cupboard plus ancillary facilities. On the first floor the plans show a club room, bar and kitchen as well as further toilets. The whole building is fully wheelchair accessible with a lift, accessible toilets on both floors and accessible showers on the ground floor.

Externally the plans show 50 no. parking spaces for the clubhouse and football pitch.



Proposed Site Layout Plan



For Illustrative Purposes Only

Section 106 Agreement

A Section 106 Agreement has been signed and contains various contributions totalling £744,976.38. This is subject to indexation as stipulated in Section 9 of the Agreement. The payment schedule has been agreed and is set out in Parts 3, 4 ,5 & 6 of the First Schedule within the Section 106 Agreement.

Football Pitch & Clubhouse

Once constructed the freehold of football pitch, clubhouse and all the land associated with the facility will be transferred to Kent County Council for a nominal sum. Full unfettered rights of way for pedestrian and vehicular access as well as any utilities required by the pitch and clubhouse will be provided. Kent County Council will be responsible for the future management of this facility.

Planning Overage

A simple planning overage will be required on the land identified for the football pitch and club house should this facility not be built and an alternative development proposal secured.

Further Information

The planning documentation, Section 106 Agreement, site plans, floor plans, elevation drawings as well as a range of technical reports are available to downloaded from our website at www.rpclandandnewhomes.co.uk.

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 the 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 can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent. Please contact Graeme Dowd n 07904 372142 to make the arrangements.

Offers

Unconditional (subject to contract only) offers are invited for the freehold by way of informal tender.

All offers must be made in writing and received on or before **12 noon of Friday 5th November 2021**.

All bids 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.

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
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