

# Excellent Residential Development Site

This c. 1.47 ha (c. 3.6 acre) has a Members Resolution to Grant Outline Planning Permission (subject to the Section 106 agreement) for a scheme comprising 16 no. 2 & 3 bedroom dwellings with associated open space



For Illustrative Purposes Only

## Land to the south of Highfield Road

Halfway Houses  
Minster on Sea  
Kent, ME12 3BA

**For Sale**

## Location

The site is located in Halfway Houses approximately 1.5 miles west of Minster High Street that provides a good range of local shops and services including several takeaway outlets.

Further shops and services are available in Sheerness, approximately 2 miles north of the site, including a large Tesco supermarket.

Junction 5 of the M2 motorway is around 10 miles south of the site. Queenborough station is approximately 1.5 miles to the west and offers regular services to Sittingbourne where it is possible to join the High Speed service to London St Pancras. The total rail journey time is approximately 1 hour and 15 minutes.

## Site Description

The site is located to the rear of residential properties on Highfield Road on the edge of the built up area. It comprises former grazing paddocks and animal shelters. It extends to c. 1.47 ha (c. 3.6 acres) in size.

It is bounded to the north by residential gardens, to the east by the Oasis Academy school, to the south by further grazing paddocks and the west by a covered reservoir. The site is an irregular shape with the main body of the site orientated north south. There is a western extension, perpendicular, to the main body of the site which is the most elevated part of the site. Across the site there are individual trees as well as several groups of trees. The larger groups of trees are mostly found along the site's perimeter, where they enclose the site.

## Planning and Development Potential

A Members Resolution to Grant Outline Planning was secured at the Swale BC Planning Committee meeting in July 2022 subject to agreeing the Section 106 Agreement under reference 20/505921/OUT. The outline application reserved all matters except that of the Access to Highfield Road. An Illustrative Layout shows a scheme of 16 no. units comprising 2 no. 2 bed bungalows, 9 no. 2 bed houses, 1 no. 3 bed bungalow and 4 no. 3 bed houses along with a large area of Public Open Space and a Community Orchard.

## Section 106 Agreement and Affordable Housing

There is no requirement to provide any Affordable Housing on the Island of Sheppey. The Section 106 agreement is currently being drafted and the current indication from Swale Borough Council suggests a contribution of £6,410.15 per dwelling. This leads to a total contribution of £102,562.40 for 16 no. units. The breakdown of current requested contributions comprises the following:

Secondary Education - £4,540.00 per dwelling  
Community Learning - £16.42 per dwelling  
Youth Services - £65.50 per dwelling  
Library Bookstock - £55.45 per dwelling  
Social Care - £146.88 per dwelling

Waste - £183.67 per dwelling  
SAMMS - £253.83 per dwelling  
SBC off site Formal Sport - £593.00 per dwelling  
SBC off-site play - £446.00 per dwelling  
SBC Bins - £109.40 per dwelling

## Mains Water Diversion

A public water main runs across part of the site in and easterly direction before turning south. It is proposed that this is diverted to a new public water main that will run within the site adjacent to the western boundary. A quote for this work was received from Southern Water in August 2021, with a cost totalling £115,252.90 (excluding VAT). Full details of the proposed diversion works and the quote are available to download from our website.



## Foul & Surface Water Drainage

It is proposed that the site will drain via a network of gravity sewers to a new foul water pumping station. This will pump to the existing 150mm diameter sewer that crosses the proposed access road in the northern part of the site.

Surface water is proposed to drain via trapped gullies connected into a network of gravity surface water sewers that will discharge into an underground cellular storage tank which will connect into a new surface water pumping station. This will discharge into a new gravity surface water sewer to be located and installed in Highfield Road. This new surface sewer will drain to the existing 150mm diameter surface water sewer located approximately 80m to the east of the site in Highfield Road.

## Access over Land Currently Associated with no. 37 Highfield Road

No. 37 Highfield Road is owned and rented out by the vendor. It is understood the current tenancy agreement allows for the garden area of no. 37 to be reduced and brought into the development site at will in order to create the proposed access.

## Further Information

Further information is available to download from [www.rpclangandnewhomes.co.uk](http://www.rpclangandnewhomes.co.uk). It includes the documents associated with the planning application such as the Flood Risk Assessment, Noise Survey, Topographical Survey, Arboriculture Survey and Preliminary Ecological Survey as well as a number of other documents.

## 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 any proposed development.

## VAT

Prices and rents quoted in these particulars may be subject to VAT at the prevailing rate.

## Viewing Arrangements

The site is secured and it is impossible to get a full impression of the opportunity from the public highway. If you would like a detailed inspection of the site then prior arrangement will need to be made through the agent.

## Offers

Offers are sought by way of Informal Tender basis subject only to the application no. 20/505921/OUT receiving its formal consent.

Only offers in writing will be considered and all offers **MUST** include details of any site due diligence that will be required prior to an exchange of contracts. All offers must include evidence to demonstrate that funds are available to complete the transaction.

The closing date for offers is **Friday 16<sup>th</sup> September 2022**.

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 Heads of Terms are issued to the preferred bidder.

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

# Site Photographs taken Summer 2022

Existing access from public highway



Existing access looking north



The main site taken from the northern end looking south



The main site taken from the southern end looking north



Proposed area for the Community Orchard looking west



Proposed area for the Public Open Space looking east



## Agents Details

For further information please contact the agents:

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