

Urban Site with Residential Development Potential

Former playing field of c. 0.9 ha (c. 2.22 acres). Considered suitable for a small residential development or alternative uses, all STPP.



Provided for Illustrative Purposes Only

Former Playing Field

Land to the rear of Turner House
Whitehill Road
Gravesend
Kent, DA12 5PJ

For Sale

Location

The site is located on Whitehill Road, a main arterial route from the A2 to Gravesend Town Centre.

Gravesend provides a good range of schools, shops, leisure facilities and other services. Further shops, restaurants and leisure facilities are available at the Bluewater Shopping Centre which is located approximately 6 miles to the east.

Gravesham Railway Station is c. 1.2 miles to the north and provides regular rail services to various London stations including a high speed service to St Pancras with a journey time of 25 minutes.

The A2 Trunk Road is c. 1.5 miles to the south which links to the M2 motorway to the east and the M25 motorway to the west.

Site Description

The site is c. 0.9 ha (c. 2.22 acres) in size and is generally regular in shape and level. It comprises a maintained former remote playing field that has been unused for many years and surrounded on all sides by residential development. The site is not open to the public. Vehicular and pedestrian access is shared by a long access track from Whitehill Road. The entire site is secured by palisade fencing to the boundary. There are a number of mature trees and shrubs around the boundary as well as a denser area of vegetation to the southern end of the site.

Planning History and Potential

Although the site has never been open for access to the general public it is allocated as 'open space' within Gravesham Borough Council's current Local Plan.

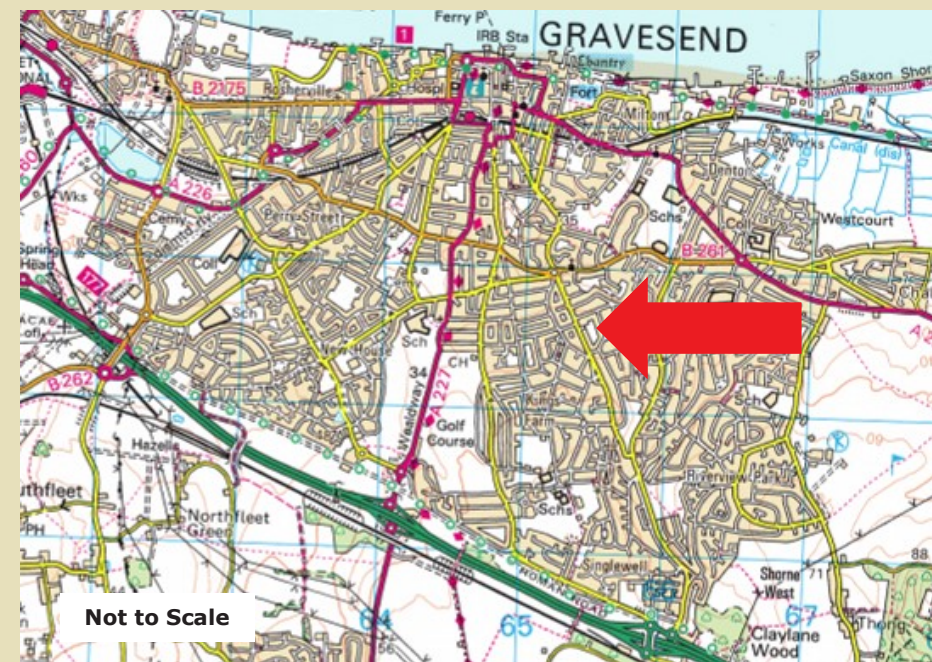
Kent County Council has undertaken detailed analysis of the site's development potential and though the site's size and location suggests the potential for comprehensive development, it has been identified that the access is going to limit this. It is understood the current access is wide enough for intensification, but the proximity of Porchfield Close to the north and the access to Turner House to the south means it is not possible to construct a suitable junction to Whitehill Road that has capacity to enable a comprehensive development.

As a compromise Kent Highways have indicated that a simple crossover 'driveway' style access with suitable pedestrian sight lines is acceptable, but they have indicated that the capacity of an access of this nature is only 14 no. units.

An indicative scheme of 14 no. units was prepared by DHA Planning and Pre-App advice was sought from Gravesham BC. A virtual meeting was held on 24th June 2020 and the written response is available. The Pre-App response is comprehensive and details every Policy that will need to be considered and address as part of any planning application.

It appears the main issue that will need to be resolved is the open space allocation. A review of the open space across Gravesend was undertaken in 2016. It concluded that the subject site was high quality 'amenity open space' and it enhanced the appearance of the residential area. It therefore recommended retaining the open space allocation in the Local Plan.

Despite this it is considered there is potential to make a robust case for the northern part of the site to come forward for residential development while the southern part is enhanced and offered as 'fully accessible open space' with unrestricted access to the general public.



Affordable Housing

The Pre-App has indicated that at 14 no. units the quantum of development is below the affordable housing threshold, but the site is over 0.5 ha in size and therefore the GBC current Affordable Housing policy will require 30% of the units will need to be of an affordable tenure.

It is considered that it may be possible to make a case that the actual developable area is under 0.5 ha threshold, and the scheme should therefore be exempt from the provision of affordable housing, but this has not yet been explored in a detail.

Third Party Land

It is understood that in order to provide the necessary pedestrian sight lines at the crossover a small triangle of third party land is required. Kent County Council is in advanced discussions with the owners of this land and intend to secure the ability to utilise this land prior to the exchange of any Contract with the purchaser.

Further details will be provided to the preferred bidder when necessary.

Further Information

Further information is available to download from www.rpclandandnewhomes.co.uk and includes the Pre-App submission prepared by Kent County Council's Planning Advisors, DHA Planning, as well as the Pre-App response from Gravesham Borough Council.

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

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

Viewing Arrangements

The site is secured by palisade fencing. It is possible to get a restricted, but general impression from the public highway. However, if you would like a more 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 on a Conditional (STPP) basis for the freehold.

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.

Offers should include details of the proposed planning strategy and likely contractual/planning timescales as well as evidence to demonstrate that funds are available to complete the transaction.

The closing date for offers is **Friday 6th November 2020**.

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.

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes

155 High Street

Rochester

Kent, ME1 1EL

www.rpclangandnewhomes.co.uk

Tel: 01634 835900

Mob: 07904 372142

Email: g.dowd@rpclang.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.

