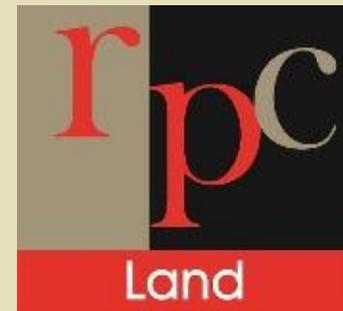


# Well Located Potential Residential Development Site

Detached house on a c. 0.82 ha (c. 2.03 acre) plot in the heart of the urban area with clear potential for comprehensive development (STPP).

Conditional (subject to planning permission) offers invited.



**Purvilles**

221 Lords Wood Lane

Chatham

ME5 8JU

**For Sale**

## Location

The site is located in the popular Lordswood area of Chatham, in the heart of the Medway Towns. The main vehicular access is from Swift Crescent with a further rear access from Vixen Close.

The Lords Wood Lane local shopping area is around a mile south of the site and provides a range of local services including newsagent, post office and various fast food takeaways. A large Morrisons supermarket can be found on Princes Avenue under half a mile from the site. A wider range of shops and services are available at the Hempstead Valley retail park around 3 miles to the east and these currently include a large Sainsbury's superstore and a Marks & Spencer.

The site is well connected by road being just c. 2.5 miles east of the A229 Bluebell Hill and Junction 3 of the M2. The closest mainline station is in Chatham town centre, around 3 miles to the north. From here Services are available to London Victoria and London Cannon Street with a journey time of around 50 minutes as well as high speed services to London St Pancras with a journey time of around 40 minutes.

## Site Description

The site is broadly regular in shape and extends to c. 0.82 ha (c. 2.03 acres). Vehicular access is from Swift Crescent and there is a further access to the rear of the site at the end of Vixen Close, a small cul-de-sac. No. 221 is a large detached 4 bedroom property with a detached garage and several garden outbuildings. The site rises steeply from the highway to a plateau where the house is located. Behind the house the site continues to rise gently up to the rear.

The site has been a dwelling and large garden for many years and its overall condition is typical of the use. There are number of mature trees dotted across the site and the majority of the boundaries are mature hedgerows and trees.

The site is surrounded on all sides by residential dwellings. To the north west it is a mixture of social housing and low density flats built during the 1960's. To the north east and south west the housing is more eclectic older traditional housing stock. To the south and south east is a newer residential development that is understood to have been built in the late 1980's.

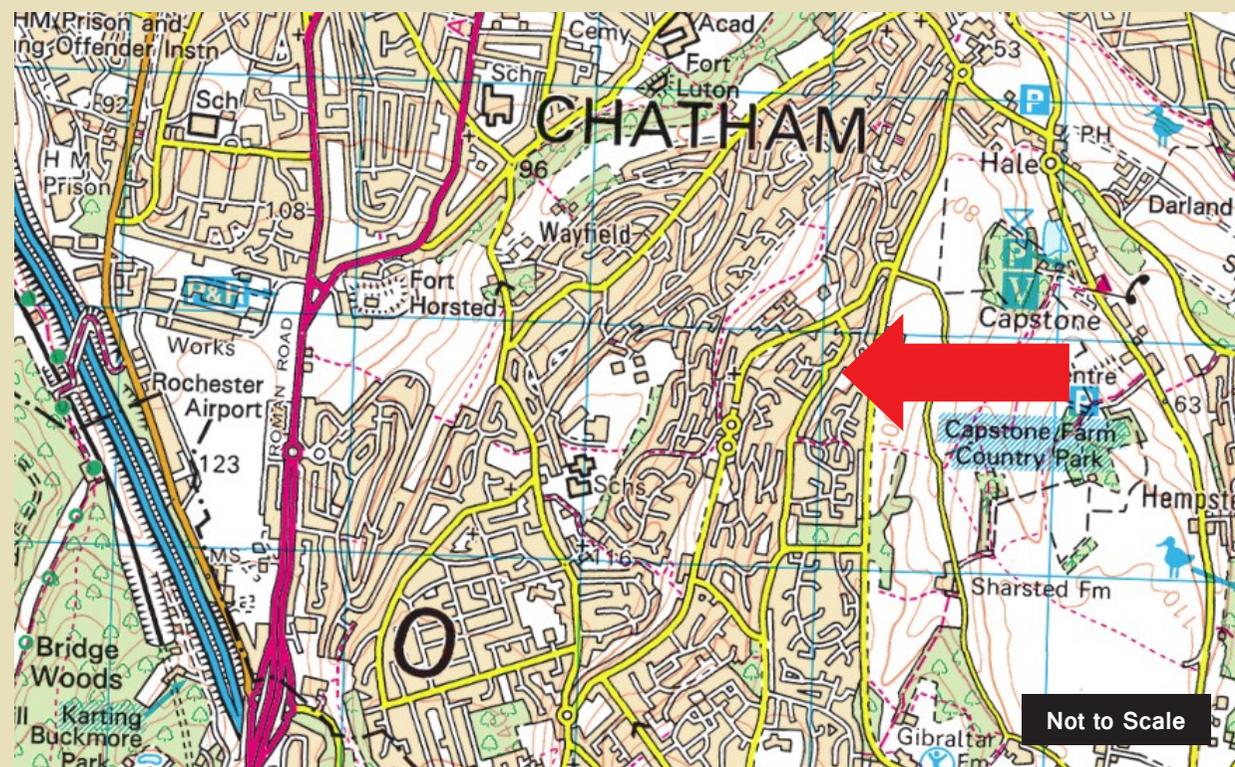
## Planning and Potential Development

The site offers potential for comprehensive residential development.

It is considered that the front part of the site could be developed with 5 no. units following the demolition of no. 221 retaining the current access as a private drive. The rear part of the site could be more comprehensively developed with a scheme of c. 20 - 22 units with an adoptable standard access road from Vixen Close. It is recommended that any proposed scheme provides a range of 2, 3 and small 4 bed houses in keeping with the development in the surrounding area.

This is all subject to further site analysis and securing planning permission. There may be alternative development solutions.

Medway Council's current Affordable Housing Policy requires developments of 25 units or more to provide 25% of the units as on-site affordable tenure housing.



## Continued Use of the 'Purvilles' name

The property has been owned by the same family for many years and there is a desire to see the continued use of the 'Purvilles' in some capacity once the site is developed.

## Further Information

A Site Plan and Energy Performance Certificate are available to download from our website at [www.rpclanglandandnewhomes.co.uk](http://www.rpclanglandandnewhomes.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 any proposed development.

## VAT

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

## Viewing Arrangements

**The Property is a private dwelling and it is requested that no unaccompanied independent viewings are undertaken.**

**Due to the mature hedgerow it is difficult to get a clear idea of the site and the development potential from the public highway. In order to undertake a detailed inspection please contact the agent to make all necessary arrangements. All viewings are undertaken at your own risk.**

## Offers

Offers are sought on a conditional, subject to planning, basis by way of an informal tender.

Only offers in writing will be considered and all offers **MUST** include the following:

- A rough sketch of your proposed site layout and details of your proposed scheme
- Your planning approach
- Contractual timescales
- Full details of all on-site due diligence that you will seek to undertake prior to an exchange of contracts
- Confirmation of how you will be funding the purchase

The closing date for offers is **12 noon on Friday 14<sup>th</sup> February 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.

The vendors are 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

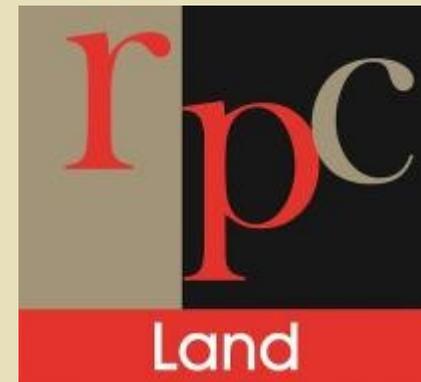
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