

Expressions of Interest Sought

For Phase 1 (shaded Red), comprising 100 residential units, of this large urban expansion to the village of Minster on Sea.

The whole site area is c. 34 ha. (c. 84 acres) and has the benefit of Outline Planning Permission for up to 700 units.



Land at Barton Hill Drive

**Minster on Sea
Isle of Sheppey
Kent
ME12 3LY**

For Sale

Location

The site is located to the south west of the large village of Minster on Sea on the Isle of Sheppey. The village provides a small range of local shops and services including several public houses. Further shopping, including a large Morrisons supermarket, Costa Coffee and other national retailers can be found at the new Neat's Courts retail park approximately 1.5 miles to the west. Further afield is the town of Sittingbourne, around 8 miles to the south, which is currently undergoing a large scale regeneration offering a new cinema, restaurants and shops.

Minster on Sea provides several primary schools including the new Thistle Hill Academy that opened in September 2015. Just to the north is the Oasis Academy offering schooling for children aged 11-18.

The site is located off the A2500 and is served by a new roundabout. The A2500 links to the A249 which in turn links to Junction 5 of the M2 approximately 10 miles to the south. This junction is currently undergoing large scale improvement to ease congestion during peak hours.

Queenborough station is around 2.5 miles west of the site and by changing at Sittingbourne provides regular services to several London stations including Kings Cross St Pancras with a journey time of around 1 hr 15 minutes.

Site Description

The whole site extends to c. 34 ha (c. 84 acres) in size and is a mixture of arable farmland and under used scrub land. It is relatively regular in shape and falls in level from north to south. The northern and eastern boundaries adjoin the urban area of Minster on Sea and to the south and west is open farmland. Access is from the south by way a new roundabout that has already been constructed and is in use.

Phase 1 (shaded Red on aerial image and provided for illustrative purposes only) is at the southern end of the site and includes the land to the south of the A2500 where the Surface Water Balancing Lagoons are proposed to be constructed as part of Phase 1. This whole area extends to c. 9.5 ha (c. 23.5 acres).



Planning

Outline Planning Permission was granted on Appeal on the 2nd March 2020 under reference APP/V2255/W/19/3238171. The application reference was 18/503135/OUT. The Outline application is for the development of up to 700 dwellings and all necessary supporting infrastructure including land for provision of a convenience store/community facility, internal access roads, footpaths, cycleways and parking, open space, play areas and landscaping, drainage, utilities and service infrastructure works with all detailed Matters Reserved for subsequent approval except for access to Lower Road and to Barton Hill Drive.

As expected of a complex planning application of this nature the Appeal decision has some 46 no. Conditions, many of which need to be satisfied for the whole site prior to the commencement of Phase 1. Of particular note is Condition 17 that restricts the occupation of dwellings to just 100 until the M2 Junction 5 Road Investment Strategy Scheme has been certified as being practically complete. This road construction work is underway, but still some way off completion. Hence the reason we are currently only seeking Expressions of Interest for land for the first 100 units.

Affordable Housing and Section 106 Contributions

The proposed scheme is 100% market housing and there is no requirement to provide any affordable housing at the site

The Unilateral Undertaking contains various contributions that are required at various intervals as the development proceeds.

Further Information

The Illustrative Masterplan, Phasing Plan, Appeal Decision Notice and Unilateral Undertaking are available to be 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 availability and sufficient capacity at the site in order to service the proposed development.

VAT

The site has been elected for VAT. VAT will be charged on the purchase price at the prevailing rate.

Viewing Arrangements

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

Expressions of Interest

Our client is the majority land owner and has secured agreements to purchase the necessary land of all the other smaller land owners as and when required.

Initially we are only seeking 'Expressions of Interest' in Phase 1.

Before confirming your interest, please note that the ultimate purchaser of Phase 1 will need to consider the following:

- The purchaser will be responsible for the construction of the section of Spine Road required in order to serve Phase 1. It will be a requirement to build this road to the standard required by the Highway Authority to the boundary the site enabling it's onward construction at a later date with no ransom.
- The purchaser will be required to ensure that all utilities installed at the site (i.e. electricity, gas, water, telecom, broadband, foul drainage, surface water drainage etc.) have the necessary capacity in order to service the whole development. (including the Medical and Retail Facilities). They must also be freely available to use by later phases of the overall development with no ransom.
- The purchaser will be required to construct the balancing lagoons on the land to the south of the A2500 that are proposed within Phase 1. This is to include all necessary connections through the site and under the A2500 and these must be built at a capacity to service all the Phases that feed into this pond with no ransom.
- The purchaser will need to complete all necessary site wide landscaping required in order to commence/occupy units in Phase 1.
- The purchaser will need to satisfy any other site wide Conditions necessary to commence/occupy units in Phase 1.

Expressions of Interest must be made in writing to the Agent by **Friday 23rd April 2021**.

The 'Expression of Interest' must include the following:

1. Your previous experience working in Swale and with the Local Planning Authority.
2. Your previous experience in developing similar Phased development sites.
3. Your Financial Status setting out your financial ability to pursue Reserved Matters and ultimately purchase the site.

It is the intention to arrange meetings with vendor for all the parties that submit an 'Expression of Interest'. During this meeting we will present the development opportunity as well as discuss the various challenges involved and how they might be overcome.

Following this meeting interested parties will be invited to submit an Informal Tender and full details will be provided in due course.

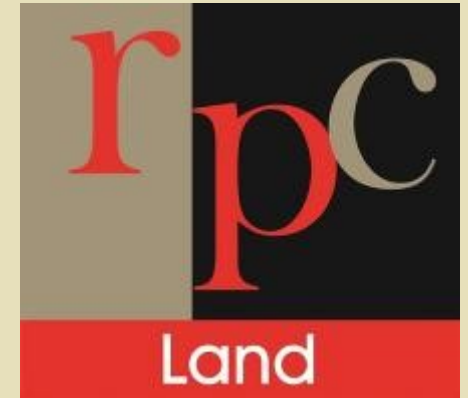
Agents Details

For further information please contact the agents:

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