

Riverside Residential Development Site

This c. 0.31 ha (c. 0.77 acres) is offered with detailed Planning Permission for a scheme of 12 no. Town Houses with no Affordable Housing.



Phoenix House

Forstal Road
Aylesford
Kent, ME20 7AU

For Sale

Location

The site is located to the east of the picturesque village of Aylesford on the Forstal Road. It is adjacent to a relatively recent residential development called Waterside Quay.

Aylesford village is approximately half a mile to the west and provides a range of pubs and restaurants. There is a large Sainsburys and Aldi supermarket as well as a number of other national retailers at the South Aylesford Retail Park which is c. 1.5 miles to the south. Maidstone town centre is c. 2.5 miles to the south east and offers a wider range retail, restaurants and leisure facilities, including an Odeon Cinema at Lock Meadow.

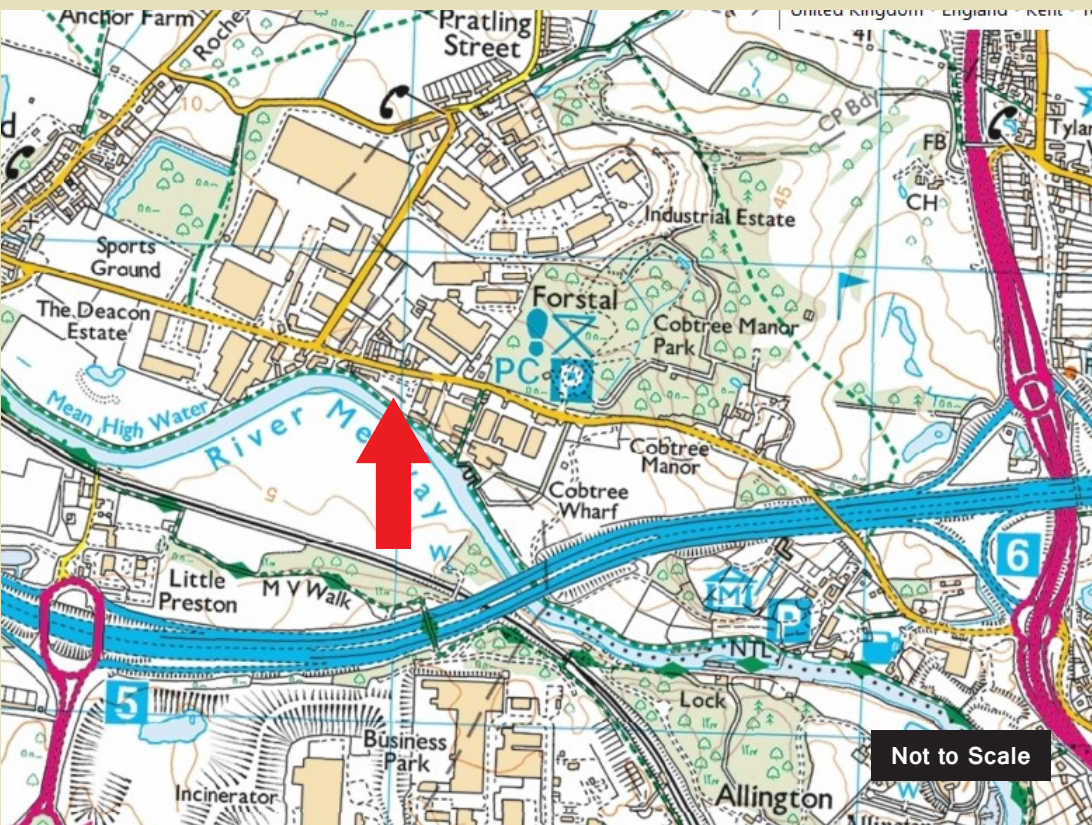
Aylesford railway station is c. 1 mile to the west. Regular services are available to Strood to the north and Maidstone and Paddock Wood to the south from where a number of connections are available to various London stations, including the High Speed services to St. Pancras.

Site Description

The site extends c. 0.31 ha (c. 0.77 acres) in size and has a wide road frontage to Forstal Road. It is currently secured with palisade fencing. The site is generally regular in shape and gently falls from north to south towards the river. The site is predominantly laid to hard standing and it is understood previous development comprised a low rise office block that has since been demolished. Forstal Road forms the northern boundary, with a petrol filling station beyond the western boundary. Immediately to the east is a relatively recent residential development known as Waterside Quay. The southern boundary is the towpath, beyond which is the tidal River Medway. The development proposal include a new pedestrian access linking Forstal Road with the towpath and river which will be available for use by the new residents and the general public.

Planning and the Proposed Scheme

Detailed planning permission was approved by Tonbridge & Malling Borough Council on the 1st February 2018 under planning reference TM/17/00964/FL for a new residential development of 12 no. Town Houses. The proposed scheme shows a staggered terrace along the width of the site set back from Forstal Road. All the units are 3 storey, 6 no. of which have an integral garages on the ground floor with the remaining showing an integral car port. In addition to the garaging/car port the ground floor plans also shows a cloakroom and large kitchen/dining room with doors out to a decked garden at the rear. The plans for the first floor shows bedroom 2, with en-suite to the front, a family bathroom and a lounge to the rear with two Juliet balconies. The second floor shows bedroom 3 to the front and bedroom 1 with large en-suite bathroom to the rear, again with two Juliet balconies. The kitchen/diner, lounge and bedroom 1 all have views to the rear over the river. The site layout plan shows 24 no. parking spaces to the front of the terrace, providing ample parking. In addition, there are several landscape features to soften the boundary with Forstal Road.



Section 106 Agreement and Affordable Housing

A unilateral undertaking has been entered into requiring a financial contribution of **£68,781.84** to be paid on commencement of the development for Libraries, Primary and Secondary education.

The planning documentation makes reference to a requirement to provide 3 no. on site affordable houses. However, this requirement was not included within the Planning Decision Conditions or the Unilateral Undertaking. Clarification has been sought from Tonbridge & Malling Borough Council which has confirmed that given this omission, the applicant cannot be compelled to provide these affordable unit. The scheme can therefore be built as a 100% private tenure scheme. Correspondence confirming this from Tonbridge & Malling Borough Council is available to download.

Further Information

Copies of the planning documents and proposed plans and elevations as well as other reports are available to download 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 and drain the proposed development.

VAT

The site is elected for VAT, which will be payable at the prevailing rate on the agreed purchase price. This must be taken into consideration within any offer made.

Viewing Arrangements

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

Offers

Unconditional offers are invited by way of informal tender for the freehold interest, subject only to contract. The closing date for offers is **Friday 18th May 2018**.

All offers should be accompanied with evidence of funding, your anticipated timescale from agreement to an exchange of contracts as well as details of any on-site due diligence that will be required prior to an exchange of contracts.

As a Regulated industry under anti-money laundering regulations RPC Land & New Homes are obligated to verify the identify of the purchasers and this will be completed before any Heads of Terms are issued.

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

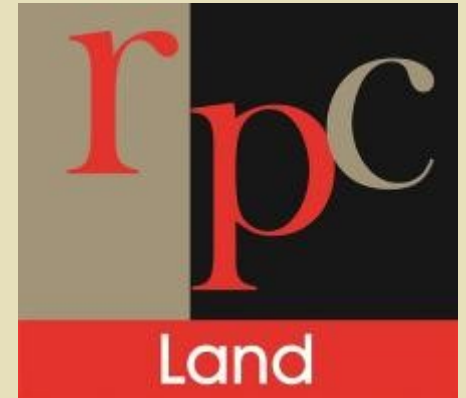
Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes	Tel:	01634 835900
155 High Street	Mob:	07904 372142
Rochester	Email:	g.dowd@rpcland.co.uk
Kent, ME1 1EL		

www.rpclandandnewhomes.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.