

# Large Residential Development Site

c. 4 ha (c. 10 acres) with a Members Resolution to Grant Planning permission subject to the Section 106 Agreement for a scheme of 100 new dwellings of which the vendor intends to retain land to develop Plots 1 to 11.



**St Stephens Bungalow and Land Adjacent**

Haine Road  
Ramsgate  
Kent, CT12 5ES

**For Sale**



## Location

The site is located to the edge of the Ramsgate conurbation on western side of the A256 Haine Road and to the northern edge of the Manston Golf Centre driving range.

Ramsgate town centre and Marina is around 2.5 miles to the east where there are a range of local shops and services available. Further retail and leisure facilities are available at the Westwood Cross, Shopping Centre around a mile to the north. These include a Marks & Spencer, Debenhams and a Vue Cinema. Further afield are the coastal bays including Viking Bay, Joss Bay and Botany Bay that all offer a range of coastal and sea-faring activities.

Ramsgate railway station is just over a mile east and provides regular services to London including a high speed service to St Pancras with a journey time of 1 hour 15 minutes.

## Site Description

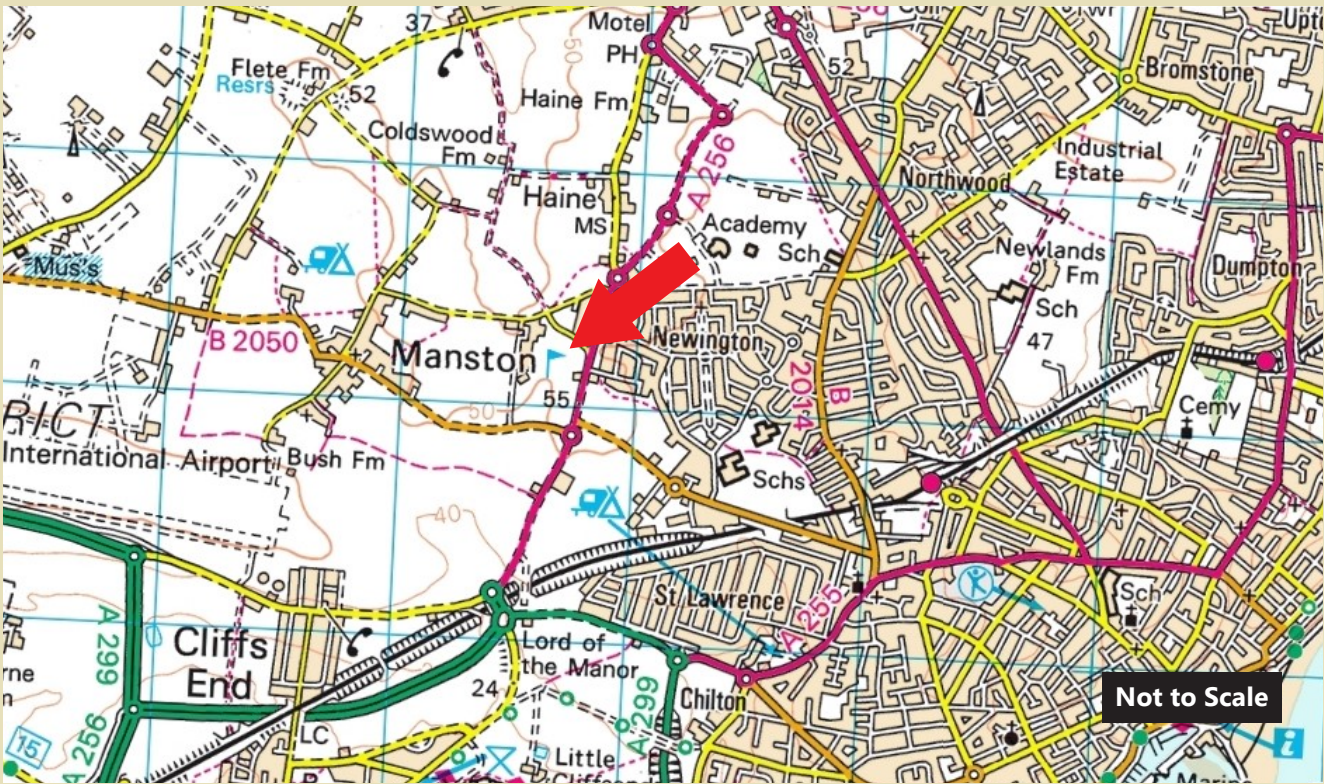
The site extends to approximately 4 ha (c. 10 acres). It is generally regular in shape and slopes gently from the north and west towards Haine Road. It is generally featureless and mainly comprises horse grazed paddocks. To the south eastern corner of the site there is a derelict bungalow, called St Stephens, within an overgrown garden. There is some vegetation on the Haine Road frontage, with more extensive tree screens on the southern and western boundaries. Three storey houses of recent construction, known as Saddlers Mews, are immediately to the north. Directly on the opposite side of Haine Road is the extensive EuroKent Business Park. To the south is there is a golf driving range and to the west Spratling Court Farm and office suites, well screened by mature vegetation. It is understood there is a medium pressure gas pipe that cuts diagonally across the south east corner of the site.

## Planning and the Proposed Scheme

Outline planning permission was granted by Thanet District Council on at Committee on the 12th October 2018 under planning reference OL/TH/16/1374 for a scheme comprising 100 no. dwellings with access on to Haine Road, with all other matters reserved.

The application is accompanied by an indicative layout which shows a scheme of 100 units comprising 5 no. 2 bed flats, 9 no. 2 bed houses, 67 no. 3 bed houses and 19 no. 4 bed houses. To meet local policy 30% (30 no.) of the units are allocated as affordable housing with a tenure mix 60/40 affordable rent/shared ownership. The layout shows a large area of open space fronting Haine Road in order to provide the necessary easement for the medium gas pipe that crosses the site.

Originally the planning application proposed a new roundabout on the Haine Road to serve the development and some of the drawings associated with the application still show this option. However, after discussion with Kent Highways an alternative proposal comprising a Toucan Crossing and the creation of separate right-turn feeder lanes for both the proposed site and Leigh Road on the Haine Road was agreed.



## Section 106 Agreement and Affordable Housing

The Section 106 Agreement has been engrossed and is available. It contains the following contributions and obligations:

- 30% affordable housing
- £4,535.00 per 'applicable' house and £1,134.00 per 'applicable' flat towards primary school provision in the form of Phase 2 of the new Manston Green Primary School
- £4,115.00 per 'applicable' house and £1,029.00 per 'applicable' flat towards secondary school provision in the form of Phase 2 Royal Harbour Academy expansion works
- £4,753.57 towards library provision
- £40,800 towards the Special Protection Area
- £720 per 2-bed unit, £1,008 per 3-bed unit, and £1,260 per 4-bed unit for improvements within primary care through contributing towards the provision of a new purpose built medical facility at Westwood
- Off-site highway works in Haine Road

Based on the mix and layout proposed as part of the planning application this suggests a total contribution of **£979,674.60**. This is provided as a guide only. The Section 106 is subject to indexation and a defined payment schedule based on unit occupation.

## Vendor’s Retained Land

The vendor intends to retain the land in order to build out Plots 1 to 11 (the area shaded yellow on the satellite picture on the front of these particulars). Therefore there will need to be separate agreement to deal with items such as the reserved matters application, site access and joint site working.

The vendor has indicated that he will contribute 11% towards the Section 106 payments as and when due ,11% towards Site Security and 11% towards site Health & Safety. The purchaser will be expected to deal with any site wide Planning Conditions, to fund 100% of the necessary off site highways works, 100% of the on-site road infrastructure, 100% towards any on-site or off-site utility infrastructure, 100% towards the surface water solution for the whole site and to build all 30 affordable tenure houses. There will be an obligation to ensure any road infrastructure, utility and services are bought to the edge of the retained land and all necessary connections/use are freely available.

## 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](http://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

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

## 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 private treaty, subject only to contract.

All offers should be accompanied with evidence of funding or relevant authority to make an offer, your anticipated timescale from agreement to an exchange of contracts and 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 will need to verify the identify of the purchasers and this will be completed before 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**

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