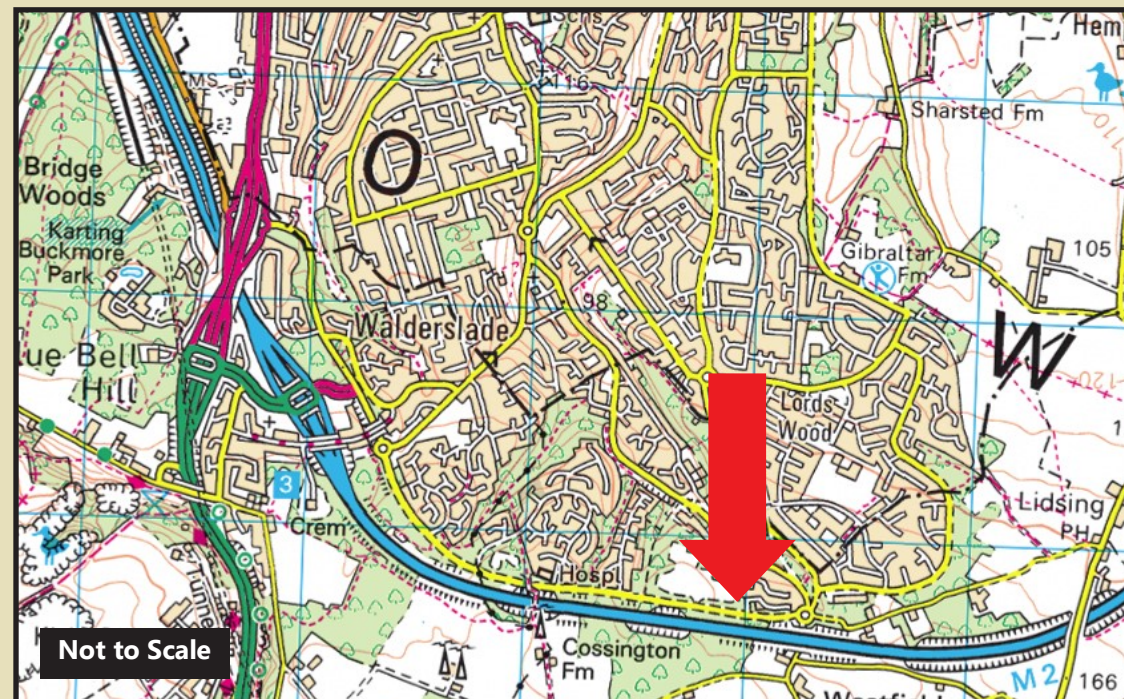


Location

The site is located in the Walderslade area on the southern edge of the Medway Towns. It is currently accessed by way of 5 bar gate from Wildfell Close, a cul-de-sac serving a collection of houses and the Community Centre.

Both the Walderslade and Lordswood local shopping centres are around 1.5 miles from the site and provide a Co-op supermarket and Tesco Express respectively as well as a number of other local shops, services and fast food takeaways. A wider range of shops and services are available at the Hempstead Valley retail park around 2.5 miles to the east and include a large Sainsbury's superstore and a Marks & Spencer.

The site is well connected by road being just c. 1.5 miles east of the A229 Bluebell Hill and Junction 3 of the M2. The closest mainline station is at Chatham which is around 5 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. 0.29 ha (c. 0.72 acres). It is accessed off Wildfell Close and is formed from a clearing within a wide tract of mature woodland that is classified as semi-natural ancient woodland. To the north east of the site, behind the trees, are a number of existing residential dwellings that are predominantly detached in character. To the south is the main access road into the site, Walderslade Woods Road, and beyond that is a further belt of mature trees then the M2 motorway. To the west are a series of plateaus that are also surrounded by woodland and to the east is the Community Centre.

The site is within the Maidstone Borough Council area within Boxley Parish, but is very close to the boundary with Medway Council.

Planning and Proposed Scheme

Maidstone Borough Council granted full planning permission on the 28th September 2018 under planning reference 15/507909/FULL for the change of use of woodland and grassland to provide for formal public open space and associated ancillary structures, improvement to the paths and landscaping and the erection of 9 no. dwellings with garaging, landscaping and access.

The proposed residential scheme has been designed by Guy Holloway Architects and comprises of 3 house types all of which provide accommodation over three floors. House Type 1 is a 3 bed terrace that has a GFIA of 104.5 m² (c. 1,124 sqft). It provides open plan living accommodation and a cloakroom off the hallway on the ground floor. The first floor comprises 2 bedrooms with an en suite to bedroom 2 as well as a family bathroom. The second floor provides a master bedroom with en suite and walk out balcony. House type 2 is a wedge shaped 3 bed terrace that provides a similar style of accommodation to House Type 1, although it is slightly larger a GFIA of 113.1 m² (c. 1,217 sqft). All the 3 bed terrace units have a private rear garden and private parking to the front. House Type 3 is a detached 4 bed property with attached single garage and a GFIA of 130.5 m² (c. 1,404 sqft). The ground floor layout comprises a kitchen to the front with lounge/diner to the rear, with a study area between and under stairs cloakroom. The first floor shows two double bedrooms each with en suite and a walkout balcony to the master bedroom. The second floor has two further double bedrooms each with en suite and a balcony to bedroom 4. Externally each detached property has a private rear garden and parking for 2 cars to the front.

The elevation drawings show an attractive contemporary design with timber cladding, render, exposed steel and powder coated aluminium, window frames.

Land Ownership

The site is currently owned by Kent County Council. The residential development site will be sold freehold and the balance of the woodland will be transferred to Boxley Parish Council, who will be responsible for the implementation of the Landscape and Ecological Management Plan defined in the Section 106.

Section 106 Agreement and ‘Landscape and Ecological Management Plan’

There are no financial contributions within the Section 106 as it is the intention to use the capital receipt generated by the sale of the residential element to fund the necessary improvements and future management of the wider woodland.

The Section 106 requires the submission and approval of a ‘Landscape and Ecological Management Plan and that the approved plan is implemented within 6 months of the ‘Open Space Land’ (i.e. the balance of the woodland) being transferred to Boxley Parish Council. This Landscape and Ecological Management Plan has been prepared and submitted to Maidstone Borough Council for approval, which is expected in due course.

It is accepted that there will have to be some form of guarantee or underwriting from the vendor that obligates them to ensure the implementation of the approved Landscape and Ecological Management Plan is undertaken in accordance with the Section 106 Agreement. The exact form of this guarantee will need to be discussed and agreed in detail between vendor and preferred bidder in due course.

Further Information

A full range of planning documentation and drawings can be downloaded from our website at 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

Pedestrian access to the site is freely available anytime. If you would like an escorted visit please contact the agent. All viewings are undertaken at your own risk.

Offers

Unconditional offers are sought, subject only to contract and the approval from Maidstone Borough Council in respect of the ‘Landscape and Ecological Management Plan’, by way of an informal tender.

Only offers in writing will be considered and all offers **MUST** include details of any on-site due diligence that will be required prior to an exchange of contracts. In addition, evidence will be required to demonstrate that funds are available to complete the transaction.

The closing date for offers is **12 noon on Friday 26th July 2019**.

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

Agents Details

For further information please contact the agents:

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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.

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