

Small Redevelopment Site in a Popular Village

c. 0.1 ha (c. 0.25 acre) with obvious potential for residential redevelopment following the demolition of the existing buildings. Offers are sought on an unconditional (STC) or conditional (STPP) basis.



For Illustrative Purposes Only

Mill Lane Depot

Mill Lane
Bridge
Canterbury
Kent, CT4 5LH

For Sale

Location

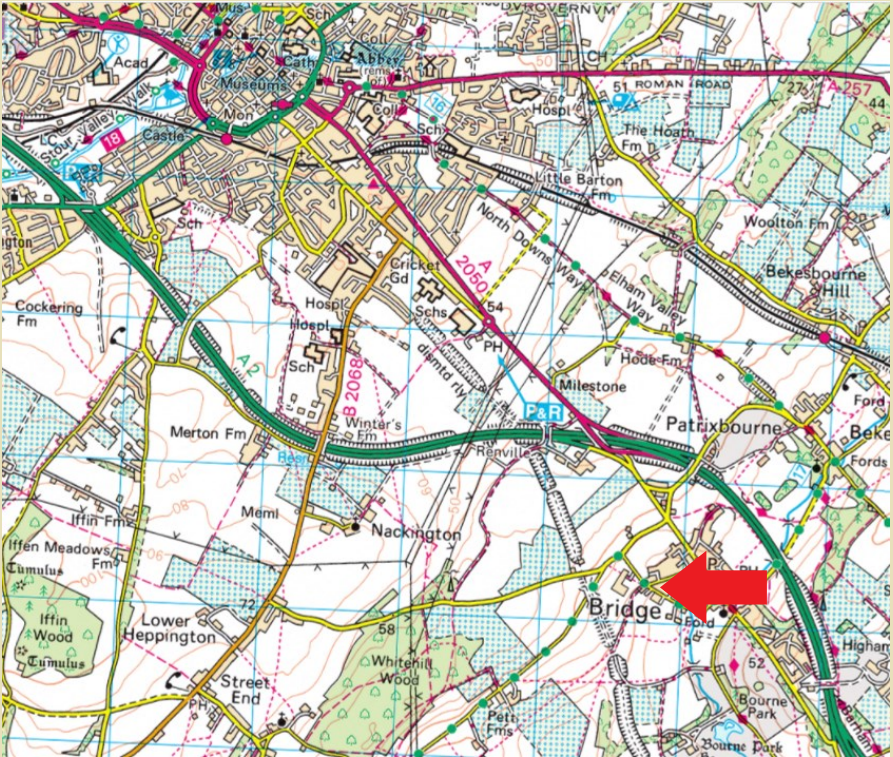
The site is located on the north side of Mill Lane which lies towards the western edge of the attractive village of Bridge. Bridge offers a good range of local facilities including a primary school, mini supermarket, doctors' surgery and public houses.

Canterbury City Centre is approximately 3 miles to the north and offers a wide range of shopping, leisure and educational facilities with excellent schools in both the private and public sectors. A high speed rail service is available from Canterbury West Station with journey times to London of around an hour.

Site Description

The site area extends to c. 0.1 ha (c. 0.25 acres) and is broadly regular in shape and generally level.

It currently comprises two separate buildings that extend to a gross external area of approximately 568 m² (c. 6,123 sqft). The larger building is a single storey u-shaped property that occupies the majority of the site. The smaller unit is rectangular and lies alongside the south eastern boundary.



It is understood the larger of the buildings is currently let to the Parish Council for 'Community Use', but they are in the process of handing the building back to the City Council. The other building is currently subject to a 3 year lease that is outside of the Landlord & Tenant Act. This lease incorporates a 2-month break clause to enable possession to be gained on short notice.

The immediate surrounds are residential in character comprising 2 storey detached and semi-detached properties in the main. The former GB Oil site adjacent to the north-west boundary has planning permission for 4 no. detached dwellings and it appears construction is underway.

Planning and Potential

It is understood that no redevelopment planning applications have been submitted in respect of the site. However, the buildings could be considered a non-conforming use in a predominantly residential area and informal conversations with the Planning Department have suggested that the principal of residential redevelopment is likely to be accepted.

Any purchaser will need to overcome the loss of the 'Community Facility', but it is anticipated that the fact the Parish Council no longer sees a use for the building is a fairly strong indication that no community use exists or is viable.

The site provides the potential for a variety of redevelopment schemes including two pairs of semi detached properties, three detached units or a small terrace of houses all subject to achieving all necessary permissions.

Affordable Housing

The size of the site suggests any proposed scheme is unlikely to attract the need for affordable housing.

Community Infrastructure Levy

The February 2020 charging schedule indicates that the development of Houses currently attracts a rate of £187/m², although it may be possible to offset the existing development at the site against this. Interested parties should make their own enquiries with the Planning Department.

The Stodmarsh

In July 2020 Natural England issued water quality advice which affects planning applications for new homes in Bridge as well as other parts of the district. This means that an assessment must be carried out before any new housing development which discharges waste water to the Stour Valley river catchment area is permitted. This is to make sure new development doesn't cause any further deterioration of the water quality at Stodmarsh.

Canterbury City Council are working with the other councils to investigate a range of potential mitigation options, such as wetlands, to allow the development of new homes in the district to go ahead.

Further Information

The Site plan, EPC and Title information is available to download at www.rpclandandnewhomes.co.uk.

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

It is possible to get a good impression of the site from the public highway. However, should you require a more detailed inspection of the properties, prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142 to make the necessary arrangements.

Method of Sale

Offers are invited by way of an informal tender either on unconditional (subject to contract) or conditional basis (subject to planning permission) basis.

Bids should be sent to Graeme Dowd of RPC Land & New Homes at g.dowd@rpcland.co.uk on or before the closing date of **12 noon on Wednesday 22nd June 2022**.

In submitting a proposal it is important to provide the information requested as detailed in the section below.

The cost of any due diligence to the point of exchange of contracts will be entirely at the bidder's own risk and costs.

Canterbury City Council will consider all proposals on their merits and depending on the outcome of the initial round of bids reserves the right to seek a further round of best and final bids if it is deemed appropriate.

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 to the preferred bidder.

The vendor reserves the right not to accept the highest nor any bid made for any of the sites.

Information Required when Submitting a Bid

Parties are invited to submit offers on either an unconditional (subject to contact) or conditional (subject planning permission) basis and are expected to include the following information within their proposal.

1. Confirmation of whether the offer is conditional (STPP) or unconditional (STC);
2. If your offer is conditional then full details of all the conditions must be provided;
3. Price offered for the freehold interest; with full details of the timing of payments and any overage;
4. If your offer is conditional then full details of the proposed scheme including indicative drawings and a schedule of accommodation;
5. Details of any abnormal costs that have been taken into account in reaching your offer. This may include inter alia community infrastructure Levy, section 106 contributions, archaeological costs, contamination costs, service infrastructure etc.
6. Confirmation that funding is available to complete on the transaction;
7. Details of any internal board approval process that needs to be undertaken prior to the purchase;
8. Full details of any technical and other due diligence that it is intended to undertake prior to an exchange of contracts and the length of time anticipated to complete this process.
9. Timescales for exchange of contracts and completion. If your offer is conditional please provide details of the length of contract you will be seeking including any time for an appeal and/or judicial review if appropriate and the long stop date.

It is important for bids to provide sufficient information to allow Canterbury City Council to carry out a meaningful assessment.

Agents Details

For further information please contact RPC Land & New Homes :

Graeme Dowd

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Rochester

Kent, ME1 1EL

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