



Allocated Residential Development Site

Located on the edge of the large village of Teynham, this c. 4.25 ha (c. 10.5 acres) site has recently been allocated in the Swale Local Plan for a minimum of 107 residential units.



Nos. 56 & 58 and Land to the Rear

**Station Road
Teynham
Sittingbourne
ME9 9SQ**

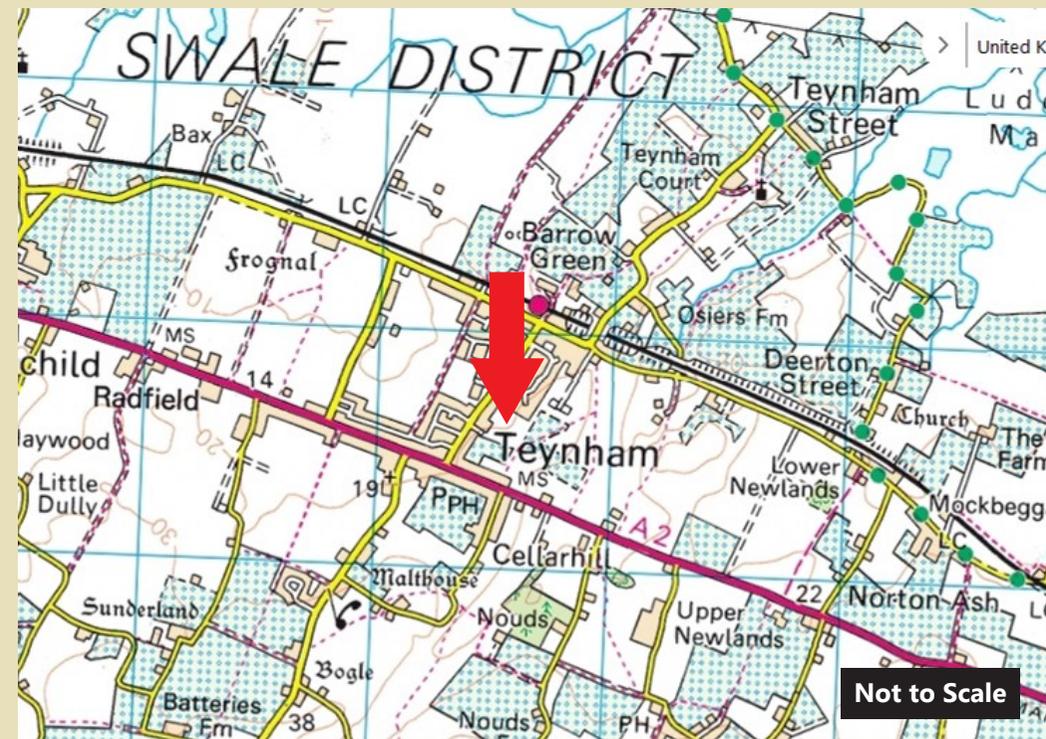
For Sale

Location

The site is located to the rear of properties fronting Station Road on the eastern edge of the large village of Teynham which itself is around 3 miles to the east of Sittingbourne.

Teynham provides a small range of local shops and services. A wider range can be found in either Sittingbourne to the west or Faversham which is c. 4 miles to the east. The Teynham Parochial C of E Primary School is opposite the site on Station Road and offers a single form entry from Reception to Year 6. The school was rated 'Good' in its most recent OFSTED inspection in 2013.

Teynham railway station is under half a mile from the site and offers services to London Blackfriars, London Cannon Street, London St Pancras and London Victoria all with a journey time of around 1 hour and 15 minutes.



Site Description

The site extends to c. 4.25 ha (c. 10.5 acres) in size and is formed by a pair of semi-detached properties fronting Station Road and a large area of open land to the rear. The site is generally regular in shape and relatively level. The northern half of the land to the rear is unused pasture/scrub. The southern half is a former orchard with part being heavily overgrown. There are a number of trees across the southern half of the site. The majority of the eastern boundary is formed by a mature hedgerow with the other boundaries formed by rear gardens to properties fronting Nutberry Close, Station Road and London Road.

There are a number of pedestrian access routes to London Road and Station Road. It is proposed that the main vehicular access for the site is to be formed by the demolition of nos. 56 and 58 Station Road and the re-alignment of the existing Nobel Close out to Station Road.

Planning

The site has been allocated for residential development in Bearing Fruits 2031: The Swale Borough Local Plan under Policy A 19. This states that Planning Permission will be granted for a minimum of 107 dwellings of two storey height. The Policy also includes a requirement to provide new orchard planting, an off-street car park for existing properties on Station Road and affordable housing at the prevailing rate (currently 40%).

Further Information

Copies of the Local Plan Map extract as well as the relevant extracts from the Bearing Fruits 2013: The Swale Borough Local Plan 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.

Site Ownership

The site is owned by a number of individuals. They have agreed to act in unison in respect of the sale and have agreed how the proceeds from any sale will be split between the parties.

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

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

Viewing Arrangements

It is possible to get a reasonable impression of the site from Noble Close. 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.

Offers

Conditional, subject to planning permission, offers are invited by way of informal tender for the freehold interest. The closing date for offers **Friday 2nd March 2018**.

All offers must be made in writing or by email setting out the following:

- Your offer level
- Source of funds
- All conditions
- A brief planning strategy
- Details of any previous experience in the Swale Borough Council area
- Details of all site investigations/due diligence that will be required prior to an exchange of contracts
- Proposed length of the Contract

In order to comply with current Money Laundering Legislation RPC Land & New Homes will be required to verify the identity of the purchaser in any transaction. We will complete this before Heads of Terms are issued with the successful bidder.

The vendors are 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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