

# QUALITY RESIDENTIAL DEVELOPMENT SITE

OUTLINE PLANNING PERMISSION FOR UP TO **115 DWELLINGS** on the northern edge of Sittingbourne with 30 affordable housing units.



Aerial Image - not to scale & for identification purposes only



Land at Great Grovehurst Farm

Closing date for Offers - 25<sup>th</sup> August 2022

Grovehurst Road,  
Sittingbourne, Kent ME9 8RB

**For Sale**

## Summary

The site lies to the north of Sittingbourne close to the A249 and has outline planning permission for up to 115 dwellings. Prior to developing the housing it is necessary to extract brickearth from the site for which full planning permission is granted. The vendor has entered into an agreement with Wienerberger to extract the brickearth. Wienerberger have commenced work on site to extract the brickearth and the expectation is that they will complete this during the summer months this year. If there is a delay Wienerberger do have a 2 year agreement so will be able to extract next year.

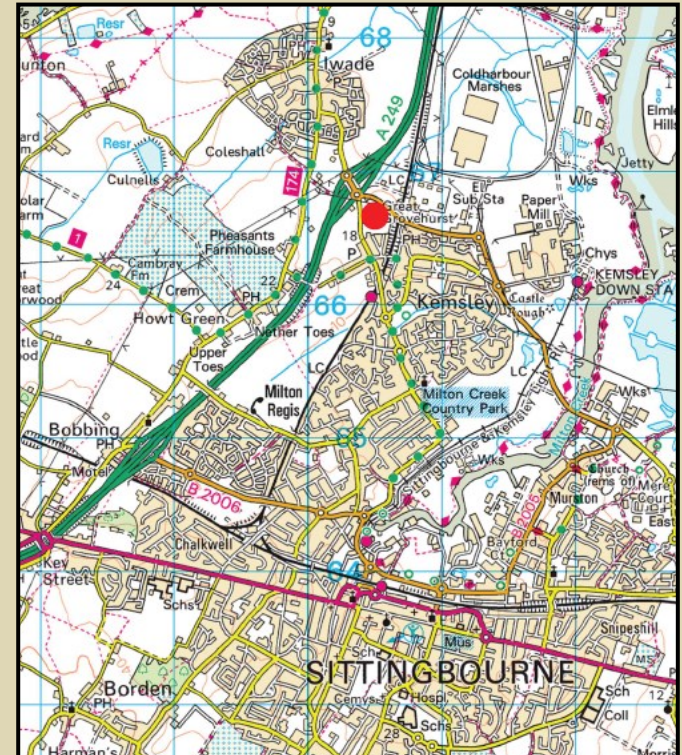
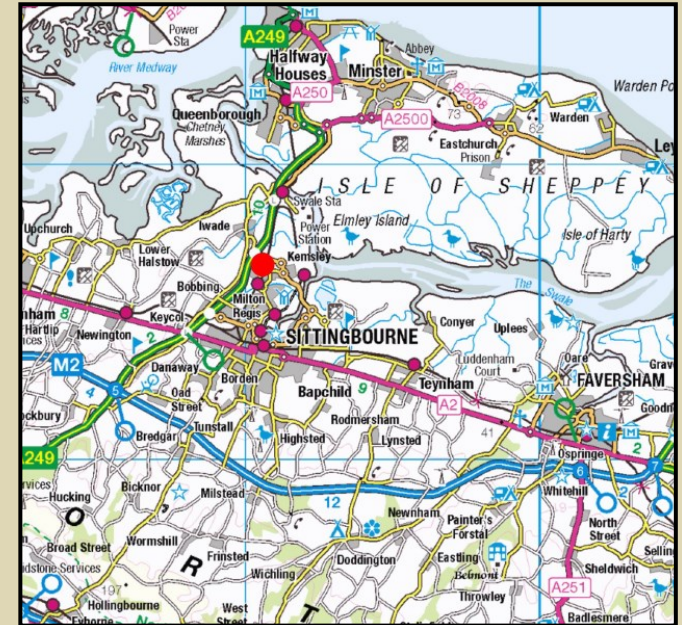
There is a planning condition which states that no dwellings can be occupied until the opening of the M2 J5 improvement scheme which is now well underway and due to complete in 2024.

Offers are invited for the freehold interest.

## Location

The site is located on the northern edge of Sittingbourne in close proximity to the A249. The site lies just under 2 miles from the town centre and mainline railway station and J5 of the M20 is about 4½ miles to the south.

Sittingbourne offers a good range of retail, leisure and education facilities and a mainline station 2½ miles away with high speed services to St Pancras International Station in under 1 hour.



# Description

Historically, a complex of agricultural buildings occupied part of the site, and these were demolished in late 2017. The remainder of the site was in agricultural use.

The site slopes gently downwards towards the north and extends to approximately 4.7 hectares (11.6 acres).

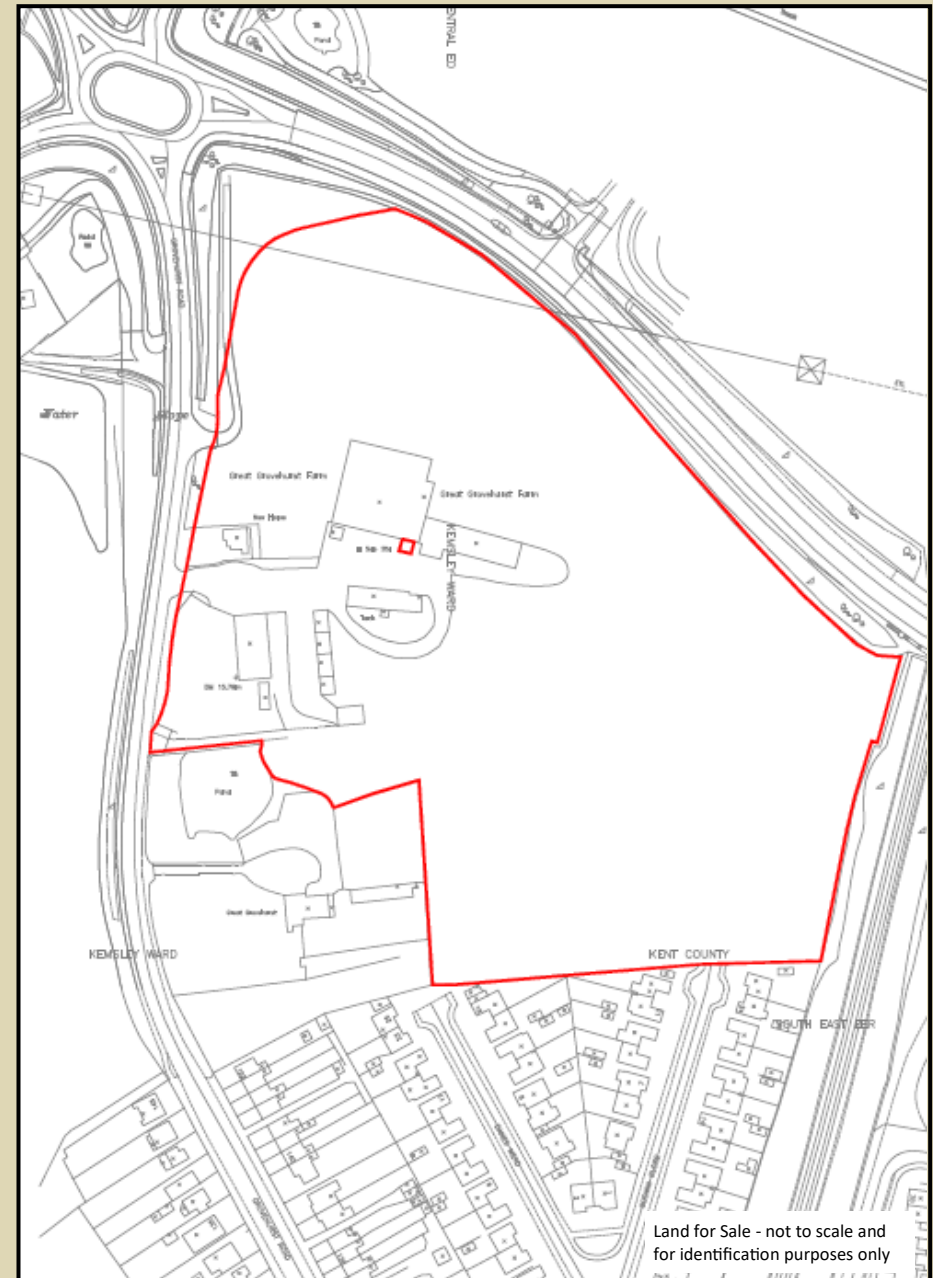
# Land for Sale

The land being offered for sale is shown outlined in red on the plan opposite, for identification purposes only. The small square outlined red within the site is an electricity substation owned by UKPN. There is an easement from Grovehurst Road to the substation and UKPN have indicated that if an equivalent distribution substation can be found on site with associated easements then its relocation should not be an issue.

# Planning

Outline planning permission was granted on 2<sup>nd</sup> July 2021 (Ref: 18/502372) for *'the development of up to 115 dwellings and all necessary supporting infrastructure including emergency access, roads, footpath and cycle links, open space, play areas and landscaping, parking, drainage and all utilities and surface infrastructure works. All detailed matters are reserved for subsequent approval except (a) mitigation of impacts on Great Crested Newts; (b) vehicular access to Grovehurst Road and (c) extraction of brickearth'*.

The Section 106 Agreement confirms that 30 of the dwellings will be affordable and sets out details of the various contributions required.



# Development proposals

A new roundabout will provide a single point of access from Grovehurst Road. This roundabout will provide access to both this site and the scheme proposed on the west side of Grovehurst Road. A put and call option agreement is in place between the vendor and the developer of the adjoining site which sets out when and by whom the roundabout will be constructed and the split of costs. A copy of the agreement is available on request.

The illustrative masterplan shows a mix of terraced, semi-detached, and detached housing with some flats. There will be open space areas in the northern segment and in an area to the north of the adjoining Grade II Listed Building. The northern area will also house the surface water attenuation pond and the southern area will provide a Great Crested Newts habitat area. There will be a Children's Play Area towards the south of the site and a cycle/pedestrian access via Godwin Close on the southern boundary.

# Additional Information

The following information, inter alia, is available from our website [www.rpclang.co.uk](http://www.rpclang.co.uk).

- Decision Notice & S106 Agreement
- Design and Access Statement
- Archaeology Assessment
- Arboricultural Report
- Ecological Surveys
- Flood Risk Assessment
- Phase 2 Ground Investigation Report
- Transport Assessment
- Topographical Survey
- Email from UKPN re: Substation



# Tenure and VAT

The freehold interest in the land is offered for sale. The land will be elected for VAT.

## Method of Sale

RPC Land & New Homes are appointed as sole agents and offers are invited by way of an informal tender for the freehold interest. The deadline for the receipt of bids is 12 noon on 25<sup>th</sup> August 2022. Bids must be emailed to Mark Linington at [m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk)

In submitting a proposal please include the following:

1. Offer price for the land;
2. Details of any conditions;
3. Details of due diligence required prior to exchange of contracts;
4. Timescale for exchange and completion;
5. Confirmation of funds;
6. Board approval process.

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

## 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 the Property Misdescriptions Act 1991 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.

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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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## Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at [www.rpcland.co.uk](http://www.rpcland.co.uk)

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