

# RESIDENTIAL DEVELOPMENT SITE

Resolution to grant outline planning permission for 35 dwellings located on the northern edge of the popular town of Faversham



Land at Ham Road

CLOSING DATE FOR OFFERS - 22<sup>nd</sup> June 2018

Faversham  
Kent ME13 7ER

**For Sale**



## Summary

The site lies on the northern edge of Faversham which has become a very popular town with its historic background, location close to the M2 and with the high speed link to London in just over one hour. The land recently received a resolution to grant outline planning permission subject to the signing of the Section 106 Agreement which is now in an agreed form. Offers are invited for the land on the assumption that outline planning permission is granted.

## Location

The site is located on the north-western edge of Faversham offering an attractive setting on the edge of the urban area with all the benefits of being close to a thriving town. Faversham is becoming an increasingly popular place to live and visit and the town offers a wide range of retail, leisure, education and tourist facilities.

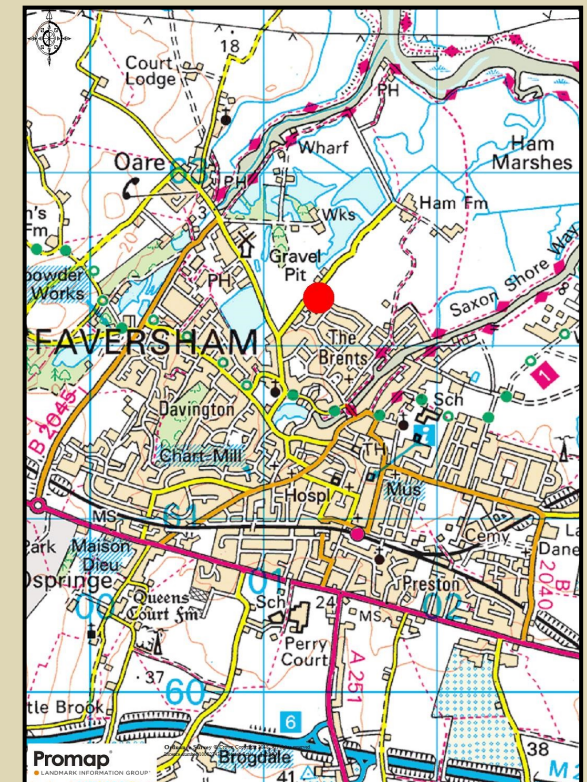
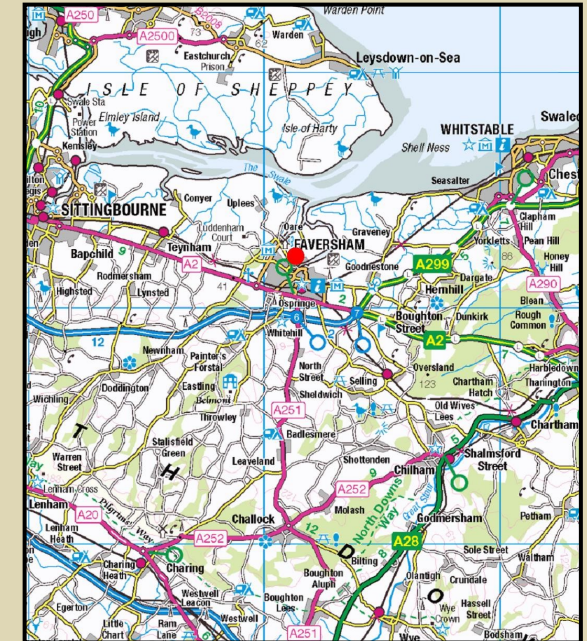
The town centre and railway station are within 1 mile of the site. J7 of the M2 is within 3 miles by road and leads into the motorway network. Faversham benefits from a mainline station with regular services to London in just over 1 hour.

## Description and Land for Sale

The site lies adjacent to Ham Road and comprises a roughly square parcel of greenfield managed grassland with mature trees and hedgerow forming the western, eastern and southern boundaries.

The application site extends to approximately 3.9 acres (1.57 hectares) and it includes an area of land to the north east of the development area which will be used for surface water drainage purposes. The vendor will be retaining ownership of the north eastern area of land and will grant all the necessary rights that will be required in order to fulfil the planning obligations.

The land being offered for sale comprises the development area which extends to approximately 2.7 acres (1.1 hectares) and an OS Plan (for identification purposes only) outlining the area for sale in red is on the following page and is available to download from our website.



## Planning

A resolution to grant outline planning permission for residential development including access and parking, together with public open space and drainage (all matters reserved for future consideration) was granted by Swale Borough Council on 10th November 2016 subject to the S106 Agreement being signed. There are various contributions required as set out in the Section 106 Agreement and the anticipated total contributions are in the order of £350,000 but dependent upon the number and size of dwellings. In addition there is a 35% affordable housing requirement with 70% rented and 30% for intermediate or shared ownership.

## Additional Information

The following information is available to view and download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk)

- OS Plan showing area of land to be sold (for identification purposes)
- Planning Committee Report (Includes proposed planning conditions)
- Design & Access Statement
- Plans and Drawings
- Ecology Appraisal
- Flood Risk Assessment
- Transport Statement
- Phase 1 Preliminary Site Investigation

## Tenure and VAT

The property is to be sold freehold with vacant possession on completion.

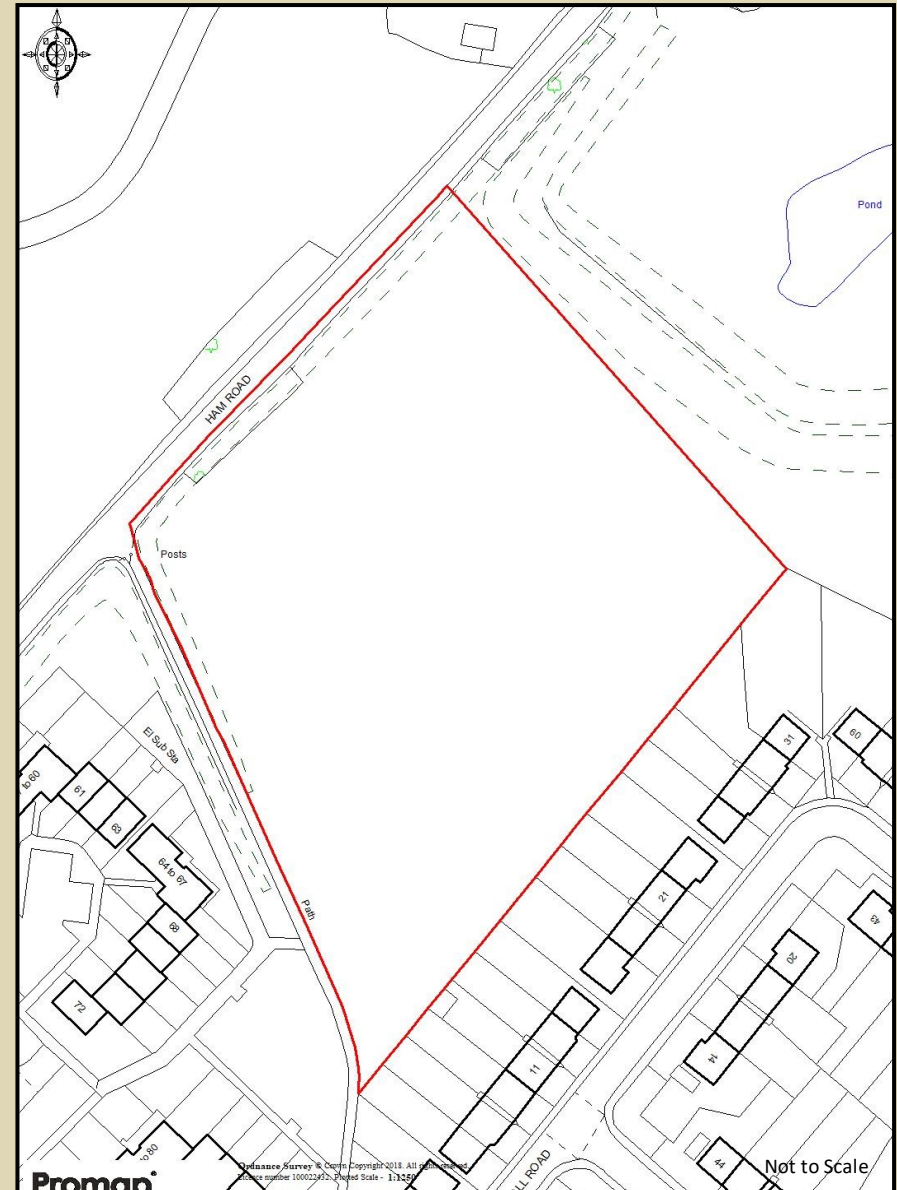
The vendor has not elected the site for VAT.

## Services

Purchasers 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 any proposed development.

## Land for Sale

The land being offered for sale is outlined in red on the OS Plan below for identification purposes only.





# Development Proposals

The land being offered for sale comprises the area outlined on the OS plan on Page 3 and below is an indicative layout plan. The layout below shows a single point of access entering the site from Ham Road and the scheme being designed around a loop road. Please note that this plan is indicative and that all matters are reserved including access. Accordingly, the site offers considerable flexibility in terms of the design and layout out for a scheme.



## Mix and Size of Units

DHA Urban Design have produced the proposed layout design and the units included within the plan include the following:

- 7 x 1-Bed Flats @ 54 m<sup>2</sup>  
*Plot Nos 7, 14 - 17, 21 & 22*
- 3 x 2-Bed Flats @ 72 m<sup>2</sup>  
*Plot Nos 18, 19 & 20*
- 11 x 2-Bed Houses @ 79 m<sup>2</sup>  
*Plot Nos 8-13, 23-27*
- 12 x 3-Bed Houses @ 93 m<sup>2</sup>  
*Plot Nos 1-6, 28-33*
- 2 x 4 Bed-Houses @ 110 m<sup>2</sup>  
*Plot Nos 34 & 35*

## Method of Sale

Offers are invited by way of an informal tender on an unconditional basis. The deadline for the receipt of bids is 12 noon on Friday 22<sup>nd</sup> June 2018. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG. In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of due diligence required prior to exchange of contracts;
4. Confirmation of funds.

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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Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

## Agents Details

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

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