


An aerial photograph of Hythe, Kent, showing a residential area on the left, a large industrial or commercial site in the center, and a beach and sea on the right. A red outline highlights a specific area within the industrial site.

Exciting Opportunity in Hythe for a Consented Development

A detailed aerial view of the development site, outlined in red. The site contains several large industrial buildings, a parking lot, and some green spaces. It is situated between a residential area and a larger open field.

Outline Consent for:
97 dwellings (Class C3),
153sqm of offices (Class B1)w
& a 66 bed care home (Class C2)

Boundary Road, Hythe Kent CT21 6JL

Historic Archive: Photo
for identification only

Summary

Guide Price in excess of £8.5 million

Unconditional sale with vacant possession

Site size is approximately 3.2 hectares (7.7 acres)

Site has excellent location which is close to the beach front and the town centre.

Outline Planning Consent granted subject to conditions and S.106.

The site is predominantly on two levels and has been demolished to slab level.



Site Description

The site is approximately 3.2 ha (7.7 acres). And predominately on two levels with a dividing embankment running east to west across the site.

We understand the site fronts onto Boundary Road and Fort Road close to the A259 Dymchurch Road.

Historically, the site was occupied by Smiths Medical as offices, R&D facilities and manufacturing with a range of buildings surrounded by car parking

The site has since been demolished to slab level.



Location

Hythe is a coastal market town on the edge of Romney Marsh in the district of Folkestone and Hythe.

The town is some 3 miles from the M20 motorway which connects the town to Ashford, via the M26, to the M25 and onward to London. The channel ports of Folkestone and Dover are a short distance along the coast to the east.

The nearest rail station, Sandling to the north of the town, connects Hythe to St Pancras (1hr 5 mins change at Ashford) or to Charing Cross (1hr 40 mins). The fastest journey time on the high speed Ashford to St Pancras line is just 38 minutes.

The site is located to the south east of the town centre, approximately a half-mile from the high street and to the south of the Royal Military Canal which runs through the town.

The nearest primary school is Saltwood, the nearest secondary school is Brockhill Park. The Folkestone Grammar School for Girls and the Harvey Grammar School for Boys are 3.7 and 4.5 miles from the site respectively.

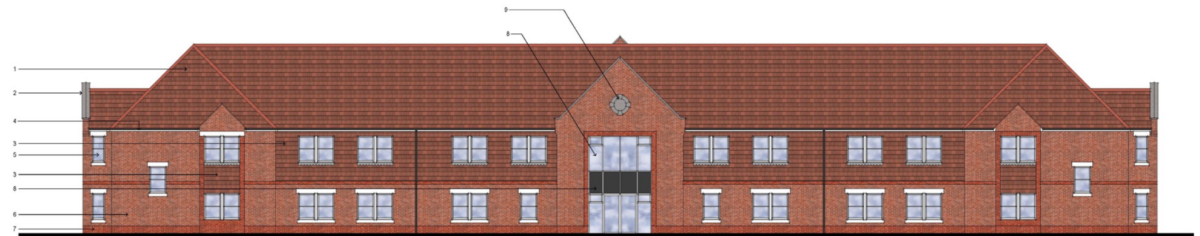
The site sits within 400 metres of the beachfront. The site is close to a range of services including schools and doctor's surgeries and leisure **A272** facilities.



Planning History

Reference: [Y19/0071/FH](#)

On the 27th July 2021 outline planning consent was granted for the redevelopment of the former Smiths Medical site for up to 97 dwellings (Class C3) up to 153sqm of offices (Class B1) and up to a 66 bed care home (Class C2).



KEY TO DRAWING

Private Gardens	Tarmac road surface
Strategic Landscaping	Tarmac footpaths
Trees	Paviers
Bushes & shrubs	Paving

Schedule of Accommodation



All photographs, graphics and plans are for illustrative purposes only.

Unit No.	House type	Beds	Area (m2)	Tenure	Parking provision		
					Curtilage	Open car port	Bays
1	A	3B4P	123*	OM	1	1	
2	A	3B4P	123*	OM	1	1	
3	A	3B4P	123*	OM	1	1	
4	A	3B4P	123*	OM	1	1	
5	A	3B4P	123*	OM	1	1	
6	A	3B4P	123*	OM	1	1	
7	E	1B2P	52	OM	1	1	
8	E	1B2P	52	OM	1	1	
9	E	1B2P	52	OM	1	1	
10	E	2B4P	84	OM	1	1	
11	E	1B1P	42	OM			1
O1	E	n/a	52	Office			2
12	A	3B4P	123*	OM	1	1	
13	A	3B4P	123*	OM	1	1	
14	A	3B4P	123*	OM	1	1	
15	A	3B4P	123*	OM	1	1	
16	A	3B4P	123*	OM	1	1	
17	A	3B4P	123*	OM	1	1	
18	A	3B4P	123*	OM	1	1	
19	A	3B4P	123*	OM	1	1	
20	A	3B4P	123*	OM	1	1	
21	A	3B4P	123*	OM	1	1	
22	A	3B4P	123*	OM	1	1	
23	A	3B4P	123*	OM	1	1	
24	A	3B4P	123*	OM	1	1	
25	E	1B2P	52	AH	1	1	
26	E	1B2P	52	AH	1	1	
27	E	1B2P	52	AH	1	1	
28	E	2B4P	84	AH	1	1	
29	E	1B1P	42	AH			1
O2	E	n/a	52	Office			2
30	A	3B4P	123*	OM	1	1	
31	A	3B4P	123*	OM	1	1	
32	A	3B4P	123*	OM	1	1	
33	A	3B4P	123*	OM	1	1	
34	A	3B4P	123*	OM	1	1	
35	A	3B4P	123*	OM	1	1	
36	A	3B4P	123*	OM	1	1	
37	A	3B4P	123*	OM	1	1	
38	A	3B4P	123*	OM	1	1	
39	A	3B4P	123*	OM	1	1	
40	A	3B4P	123*	AH	1	1	
41	A	3B4P	123*	AH	1	1	
42	A	3B4P	123*	AH	1	1	
43	A	3B4P	123*	AH	1	1	
44	A	3B4P	123*	OM-SB	1	1	
45	A	3B4P	123*	OM-SB	1	1	
46	A	3B4P	123*	OM-SB	1	1	
47	E	1B2P	52	OM	1	1	
48	E	1B2P	52	OM	1	1	
49	E	1B2P	52	OM	1	1	
50	E	2B4P	84	OM	1	1	
51	E	1B1P	42	OM			1
O3	E	n/a	52	Office			2

Unit No.	House type	Beds	Area (m2)	Tenure	Parking provision		
					Curtilage	Open car port	Bays
52	A	3B4P	123*	OM	1	1	
53	A	3B4P	123*	OM	1	1	
54	A	3B4P	123*	OM	1	1	
55	A	3B4P	123*	OM	1	1	
56	A	3B4P	123*	OM	1	1	
57	A	3B4P	123*	OM	1	1	
58	A	3B4P	123*	OM-SB	1	1	
59	A	3B4P	123*	OM-SB	1	1	
60	C	2B4P	102*	OM-SB	1	1	
61	C	2B4P	102*	OM-SB	1	1	
62	E1	1B2P	52	OM	1	1	
63	E1	1B2P	52	AH	1	1	
64	E1	1B2P	52	AH	1	1	
65	E1	2B4P	84	AH	1	1	
66	E	1B1P	42	AH			1
67	C	2B4P	102*	OM	1	1	
68	C	2B4P	102*	OM	1	1	
69	C	2B4P	102*	OM	1	1	
70	C	2B4P	102*	OM	1	1	
71	C	2B4P	102*	OM	1	1	
72	C	2B4P	102*	OM	1	1	
73	C	2B4P	102*	OM	1	1	
74	C	2B4P	102*	OM	1	1	
75	C	2B4P	102*	OM	1	1	
76	B	2B4P	79	OM			1
77	B	2B4P	79	OM			1
78	B	2B4P	79	OM			1
79	B	2B4P	79	OM			1
80	B	2B4P	79	OM			1
81	B	2B4P	79	OM			1
82	B	2B4P	79	AH			1
83	B	2B4P	79	AH			1
84	B	2B4P	79	AH			1
85	B	2B4P	79	AH			1
86	B	2B4P	79	AH			1
87	B	2B4P	79	AH			1
88	B	2B4P	79	AH			1
89	B	2B4P	79	AH			1
90	D	3B5P	105	AH			1.5
91	D	3B5P	105	AH			1.5
92	D	3B5P	105	AH			1.5
93	D	3B5P	105	AH			1.5
94	D	3B5P	105	AH			1.5
95	D	3B5P	105	AH			1.5
96	D	3B5P	105	AH			1.5
97	D	3B5P	105	AH			1.5

* excludes garage

AH = Affordable housing
OM = Open Market
OM-SB = Open Market Self-build

Affordable housing allowance = 30% = 29

Split as follows:

- 1 Bed 25% = 7
- 2 Bed 35% = 10
- 3 Bed 40% = 12

Sales and Viewing Information

Tenure

- The site is to be sold Freehold with Vacant possession on Completion

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakes to ensure availability and adequacy of any services.

CIL/S.106

- To be advised

Method of Sale

- The site is offered for sale by Private Treaty .
All offers must be submitted in writing to RPC's Tonbridge Office.
p.bowden@rpcland.co.uk
- The freehold site is offered to the market with unconditional offers invited.
All offers must include:
- Offer price for the property.
- Details of further due diligence required prior to exchange of contracts.
- Confirmation of funds.
- The vendor is not under any obligation to accept the highest or indeed any offer.

Viewing

- Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

VAT

- To be confirmed



Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



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