

# EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE FOR 14 DWELLINGS

Full Planning Permission for **14 Dwellings** which are age restricted for those over 55 in a semi-rural setting on the southern edge of Iwade



For identification purposes only  
Not to scale

Land adjacent to Sheppey Way

Offers invited for the freehold interest

Iwade  
Sittingbourne, ME9 8GN

**For Sale**

# Summary

Located on the southern edge of the popular village of Iwade the scheme comprises 14 dwellings with 2 bungalows and 12 chalet bungalows. The development is restricted for the use of those over the age of 55. Two of the proposed dwellings are affordable.

The site is offered for sale on an unconditional basis with offers invited.

## Location

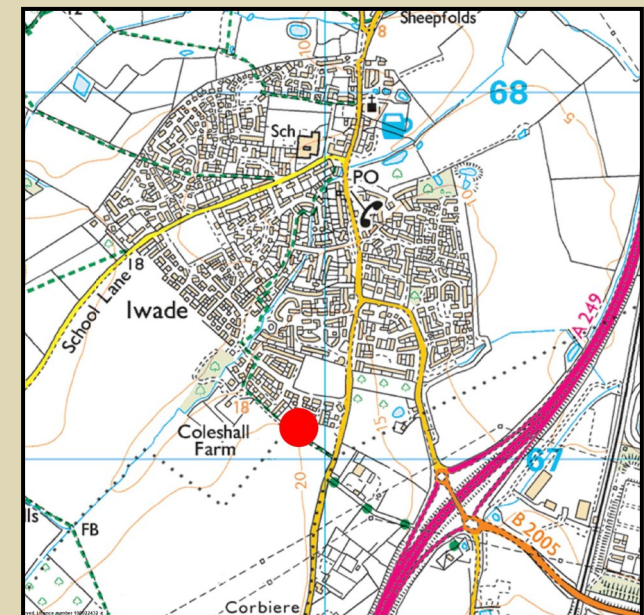
The site is located on the southern edge of Iwade, a thriving village, 2 miles to the north of Sittingbourne town centre, with good village facilities including local shops, a primary school and a health centre. The site is close to the Grovehurst junction with the A249 which provides dual carriageway to J5 of the M2 approximately  $4\frac{1}{2}$  miles to the south west.

Sittingbourne offers a good range of retail, leisure and education facilities and a mainline station about 3 miles away with high speed services to St Pancras International Station in under 1 hour.

## Description and site area

The land was a former arable field, although it has not been cultivated for a number of years, and lies to the south of the built development in Iwade with access from Sheppey Way. The land to the south is farmland with housing to the west and north. Adjoining the site to the east is a site which has planning permission for a 60 bed care home facility. There is a public right of way to the south of the site running parallel to the southern boundary.

The site extends to approximately 0.94 acres (0.38 hectares).



# Land to be Sold, Access and Service Provision

The plan below shows the area to be sold outlined in red for identification purposes only. Access to the site is via the land highlighted in yellow on the plan and the access road has been constructed. Full rights have been reserved to benefit the land being sold for access and provision/future maintenance of services.

The owners of the care home site (outlined in blue) have constructed the access road and provided services with capacity to the boundary of the land being sold.

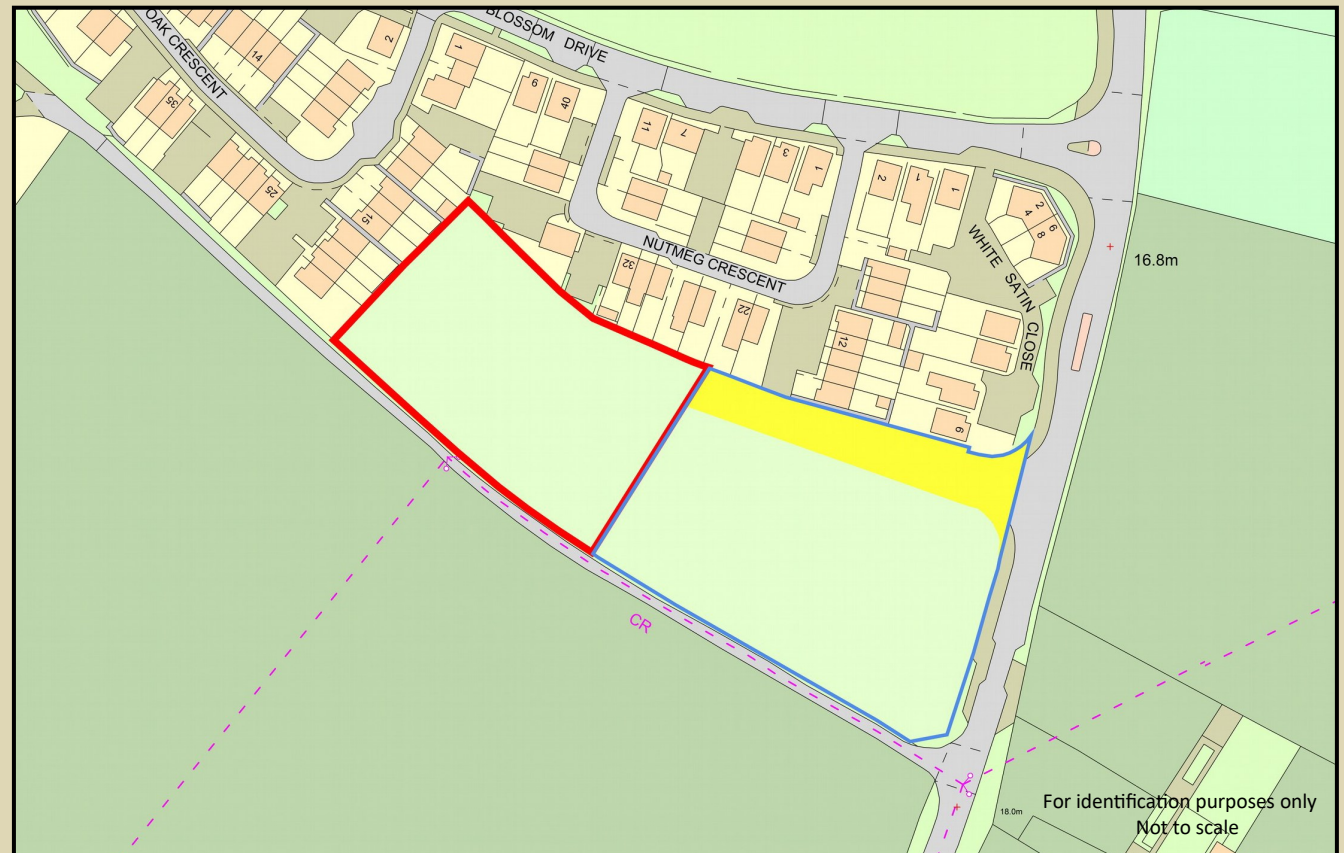
## Tenure and VAT

The freehold interest in the land is offered for sale.

The site is not opted for VAT and VAT will not be chargeable on the sale price.

## Services

All services are available at the site boundary with capacity for the proposed scheme and various service plans are available on our website.



# Development Proposals

The layout of the scheme comprises 2 no 1 bed bungalows, 6 No 1 bed chalet bungalows and 6 No 2 bed chalet bungalows. Access into the site is from Sheppey Way and over the constructed access with 21 parking spaces located along the site’s eastern boundary.

The dwellings will be sited in a courtyard arrangement with the majority of the units fronting onto a communal garden in the centre of the site. The proposed dwellings are single storey design although all plots apart from units 3 and 4 have steep pitched roofs with accommodation within the roof space.



## Accommodation Schedule

| Plot No | Type     | Beds | Size (sq ft) |
|---------|----------|------|--------------|
| 1       | Chalet   | 2    | 1227         |
| 2       | Chalet   | 2    | 1227         |
| 3       | Bungalow | 1    | 678          |
| 4       | Bungalow | 1    | 678          |
| 5       | Chalet   | 1    | 936          |
| 6       | Chalet   | 2    | 1259         |
| 7       | Chalet   | 1    | 861          |
| 8       | Chalet   | 1    | 861          |
| 9       | Chalet   | 2    | 1227         |
| 10      | Chalet   | 2    | 1238         |
| 11      | Chalet   | 1    | 926          |
| 12      | Chalet   | 1    | 926          |
| 13      | Chalet   | 1    | 861          |
| 14      | Chalet   | 2    | 1249         |

# Planning and Section 106 Agreement

Full planning permission was granted on 30<sup>th</sup> November 2020 for the *'erection of 14 bungalows and chalet bungalows, which will provide age-restricted general market accommodation for those over the age of 55, together with 21 communal car park spaces and amenity space.'*

The Section 106 Agreement sets out details of the contributions required and affordable housing. The affordable housing requirement for the scheme is 10% which means that 2 affordable dwellings are required. Both units will be for affordable rent although there is a mechanism which allows the developer to seek a change to shared ownership if it is not possible to sell the units to an affordable provider. If there is no demand for the shared ownership dwellings the developer can provide the units on another site in the vicinity, or, failing that, can look to pay a contribution in lieu of the affordable dwellings and use them for private housing.

The S106 sets out details of the various contributions as follows:

|                    |                |
|--------------------|----------------|
| Formal Sports      | £6,244.00      |
| Bins               | £1,472.80      |
| Community Learning | £229.88        |
| Libraries          | £776.30        |
| Social Care        | £2,056.32      |
| Waste              | £3,325.56      |
| SPA Mitigation     | £3,505.46      |
| <br>TOTAL          | <br>£17,610.32 |

## Additional Information

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

- Planning Consent Notice
- Section 106 Agreement
- All Plans
- Planning, Design & Access Statement
- Tree Survey
- Topographical Survey
- Heritage Statement
- Preliminary Ecological Appraisal
- Reptile Survey Report
- Geo-Environmental Investigation
- Preliminary Surface Water Drainage Strategy
- Surface Water Management Statement
- Archaeological Assessment
- WSI for Archaeological Mitigation
- Fee Proposal for Archaeological Mitigation
- Service Plans

## Method of Sale

Offers are invited by way of an informal tender on an unconditional basis (subject to contract only). Offers to be submitted on the basis of exchange and completion taking place within 28 days of acceptance of an offer. Bids must be emailed to Mark Linington at [m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk)

In submitting a proposal please provide details as below:

1. Offer price for the property.
2. Details of any abnormal costs allowed for including s106 costs.
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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## 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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