

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

RESERVED MATTERS CONSENT GRANTED FOR **42 PRIVATE DWELLINGS** on the northern edge of the popular village of Iwade. Adjoining land with Outline Planning Consent for 60 dwellings also available as a separate opportunity.



Willowbrook, Iwade

Closing date for Offers - 30th October 2026

Sittingbourne
Kent ME9 8ST

For Sale

Summary

The site comprises a standalone phase within the Willowbrook development scheme on the northern edge of Iwade.

The site has Reserved Matters Approval for 42 dwellings with a new roundabout to be constructed for access.

Bellway acquired a large development site just under two years ago with outline planning for 455 dwellings. The main part of the development area lies within the southern part of the land Bellway acquired and a large country park separates the southern parcel from the smaller 42 dwelling parcel being offered for sale, which sits at the northern end of the site. This parcel will enjoy its own exclusive access via a new roundabout located on The Street which will need to be constructed.

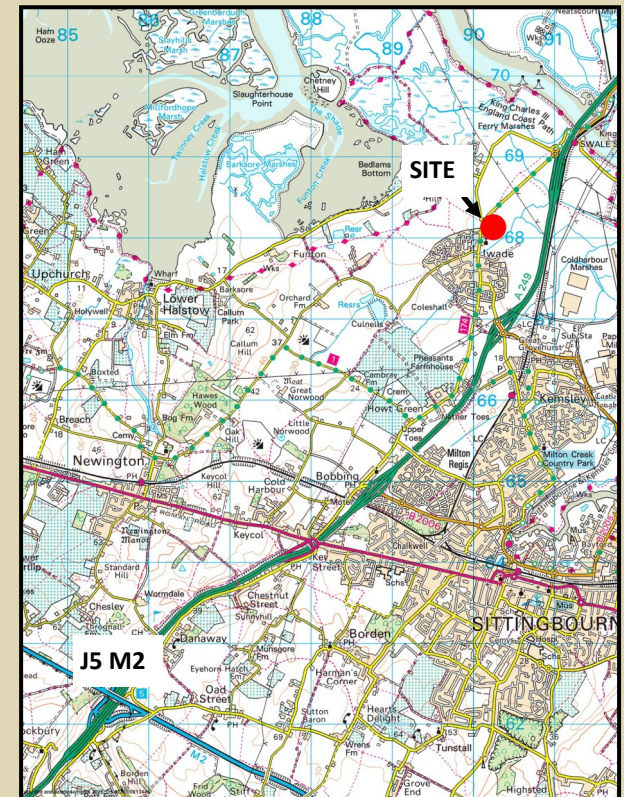
All of the housing is private with no affordable housing requirement and Bellway will be covering all Section 106 costs.

We are also offering for sale a site immediately to the west of the access roundabout which has outline planning permission for 60 dwellings and is in different ownership - please see Sales Details on our website for further information

Location

The site is located to the east 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 proposed access to the site lies close to the A249 which provides dual carriageway to J5 of the M2 approximately 4½ miles to the south west.

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



Land for Sale

The land being offered for sale is shown outlined in red on the plan opposite, for identification purposes only and extends to approximately 3.83 acres (1.55 hectares). The proposed new roundabout is shown accessing the site's western boundary. The site has previously been used for agricultural purposes.

Planning

Reserved Matters Approval was granted by Swale Borough Council on 2nd June 2025 for residential development comprising 455 dwellings (Planning Ref: 24/502881). This includes the land being offered for sale and Bellway's larger development area to the south. Prior to this, Outline Planning Permission was granted on 29th July 2022 (reference 19/503974) for up to 466 dwellings on a large area of land which includes the subject land. This included a small area of land for 11 dwellings to the west of the site in other ownership.

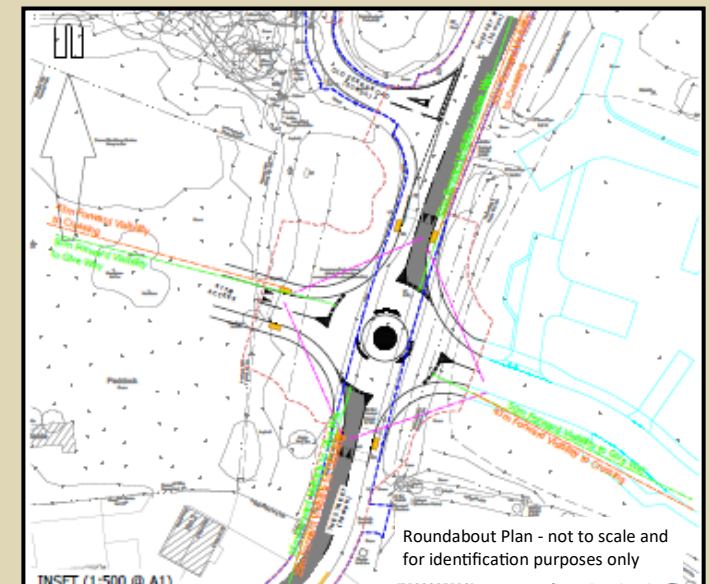
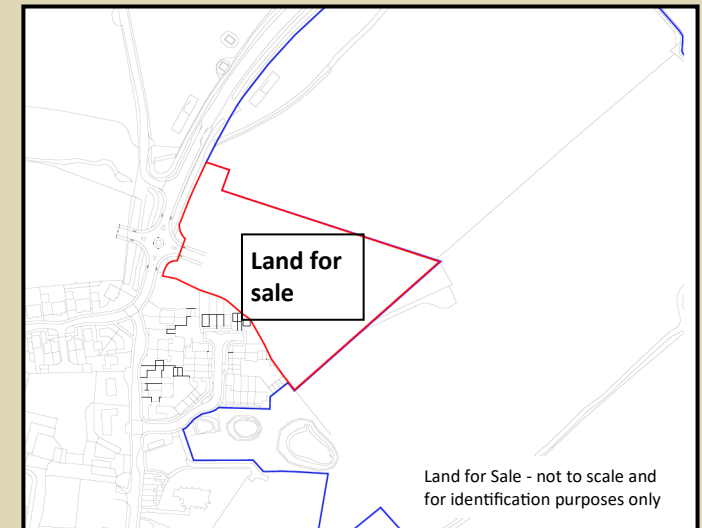
Various conditions have been discharged and for further information we recommend checking Swale Borough Council's planning portal.

There is no affordable housing and no Section 106 contributions to be made on the site.

Services & Roundabout Access

We are advised that services are available in The Street and we recommend that bidders make their own enquiries. A new pumping station will be required with a point of connection proposed for the bellmouth area of the roundabout.

Technical Acceptance for the new roundabout was approved by KCC on 25th June 2025.



Development proposals & Accommodation Schedule

The proposed scheme comprises of 42 dwellings with a new roundabout access from The Street. The access road will be bounded by houses to the north and landscaping to the south leading to a pair of semi-detached dwellings and an apartment block in the southern corner. The road extends along the site's eastern and northern boundaries providing direct access to the adjoining dwellings.

Accommodation Schedule

Type	No of Beds	Area - sq ft	No of Units	Total sq ft
House	4	1688	2	3376
House	4	1507	1	1507
House	4	1369	6	8214
House	3	1356	1	1356
House	3	1214	6	7284
House	3	1054	1	1054
House	3	985	2	1970
House	3	921	9	8289
House	3	921	2	1842
House	2	774	1	774
Flat	1	562	8	4496
Flat	2	771	3	2313
Totals			42	42475



Tenure and VAT

The freehold interest in the land is offered for sale. The land is not elected for VAT.

Additional Information

A full Information pack is available from our website www.rpcland.co.uk.

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 5pm on Friday 30th October 2026. Bids must be emailed to Mark Linington at 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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

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.

Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk

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