

QUALITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

Development Site with **RESOLUTION TO GRANT** full planning for 88 dwellings in prime location in Hempstead



For identification purposes only
Not to scale

Land at Blowers Wood

Offers invited for the freehold interest

Maidstone Road, Hempstead
Gillingham, Kent ME7 3RU

For Sale

Summary

Located in Hempstead with easy access onto the M2 at Junction 4 this site has a resolution to grant planning permission for 88 dwellings of which 25% are affordable. The developer who was proceeding with the application has decided to withdraw their interest but has agreed to leave the application 'live' and we are now seeking a developer to take the planning forward with a plot substitution on a subject to planning basis. The access into the site is owned by a third party and terms have been agreed to provide the necessary access. The site is offered for sale with offers invited.

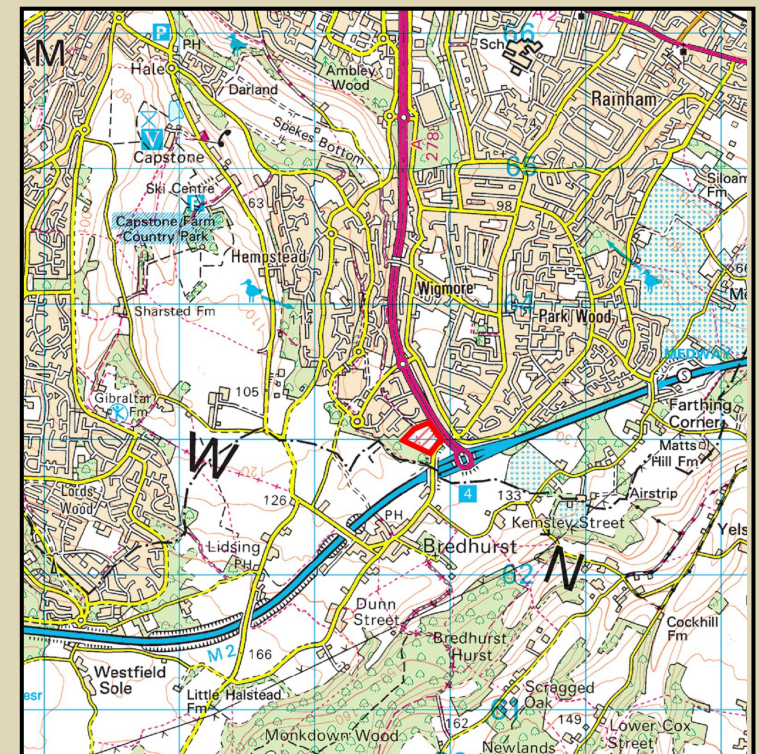
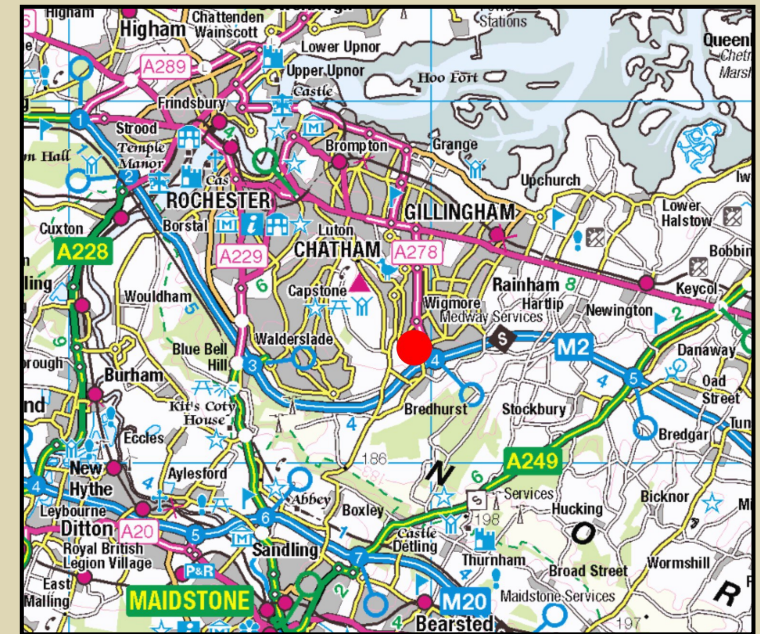
Location

The site is well situated on the southern boundary of the Medway towns conurbation with very good access to the M2 at Junction 4 which is only $\frac{1}{4}$ mile to the southeast. Rainham mainline station is less than 3 miles to the northeast with high speed services to St Pancras in 51 minutes. The Medway Towns enjoy a wide range of retail, educational, cultural and leisure facilities all within close proximity of the site and the Hempstead Valley Shopping Centre is only $\frac{1}{2}$ mile to the northwest,

Description and site area

The site is bound by a block of woodland to the north and by the A278 to the east. Beyond this are existing residential areas on the periphery of Hempstead. The south-western edge is bound by further woodland and the south-eastern edge by Maidstone Road which connects the site to the A278 and the M2 motorway.

The site extends to approximately 9.6 acres (3.9 hectares).



Land to be Sold and Access

The Plan shows the area of land being offered for sale outlined in red. The blue hatched area is required for access and terms have been agreed for this land to be acquired - further details on request.

Tenure and VAT

The freehold interest in the land is offered for sale. VAT will **not** be chargeable on the sale price.

Planning

A resolution to grant Full Planning Permission was granted by Medway Council on 23rd October 2024 for the *'Construction of 88 dwellings (including 25% affordable) together with associated parking, access, open space, landscaping and SuDS.'* The Planning Committee Report sets out details of the proposed planning conditions and section 106 contributions—this is available in the dataroom.

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.



Development Proposals

Access into the site will be from Maidstone Road and the proposed layout comprises a mix of 1 and 2 bed apartments, 2, 3, 4 and 5 bed houses. The scheme is surrounded by woodland both within and outside the site's boundary. The public right of way will be diverted to follow a green corridor. A row of terraced units and apartments are located along the south eastern boundary to screen the remainder of the development and mitigate against noise from the A278.

Accommodation Schedule

Type	Beds	Number
Apartment	1	13
Apartment	2	6
House	2	10
House	3	31
House	4	15
House	5	13

Additional Information

The following information, inter alia, is available from our website www.rpclang.co.uk

- Planning Information
- Plans
- Design & Access Statement
- Air Quality Report
- Arboricultural Assessment
- Ecology Report
- Flood Risk Assessment
- Landscape & Visual Appraisal
- Transport Assessment
- Utility Report



Method of Sale

Offers are invited for the freehold interest (subject to planning only). Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk

In submitting a proposal please provide details as below:

1. Purchase Price.
2. Details of any abnormal costs allowed for.
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.

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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

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