

EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE

Outline Planning Permission for **100 Dwellings** in a semi-rural setting on the edge of the very popular coastal town of Deal

Approximately 9.7 Acres (3.94 Hectares)



Land off Cross Road

Closing date for Offers - 16th April 2021

Walmer
Deal, Kent

For Sale

Summary

Located in the prestigious area of Walmer on the outskirts of Deal this site has recently been granted outline planning permission for 100 dwellings and is now being offered for sale on an unconditional basis with offers invited on or before Friday 16th April 2021.

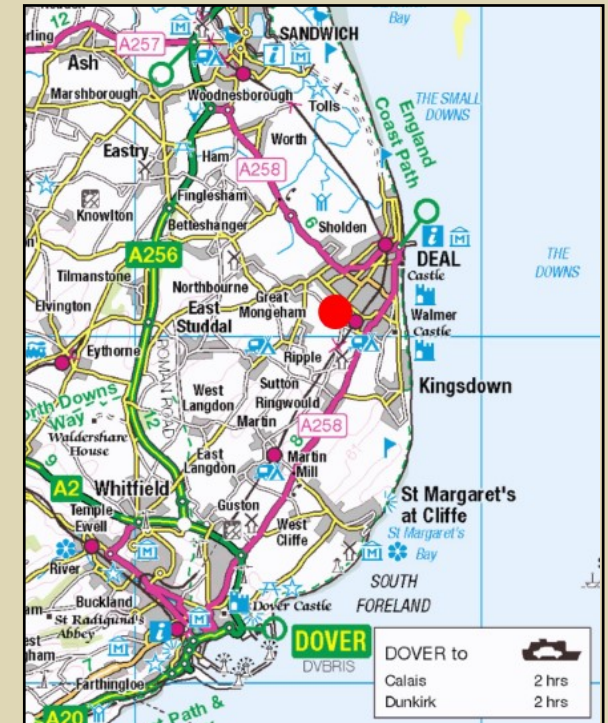
A considerable amount of technical and other information is available as outlined below.

Location

The site is located at the south western edge of Deal adjoining residential development along Lydia Road to the north and existing properties off Sydney Road to the east. To the south of the site runs Station Road whilst Cross Road bounds the site to the west. The wider landscape to the south of the site is largely comprised of agricultural fields interspersed with village settlements.

Walmer is located on the coast and adjoins Deal lying 15 miles south east of Canterbury and 6 miles north east of Dover. Road access is good with the A258 close by which links into the A2 within 5 miles to the south west. Walmer Station is just over 100m walk from the south east corner of the site and provides High Speed trains to London St Pancras with a journey time of 78 minutes.

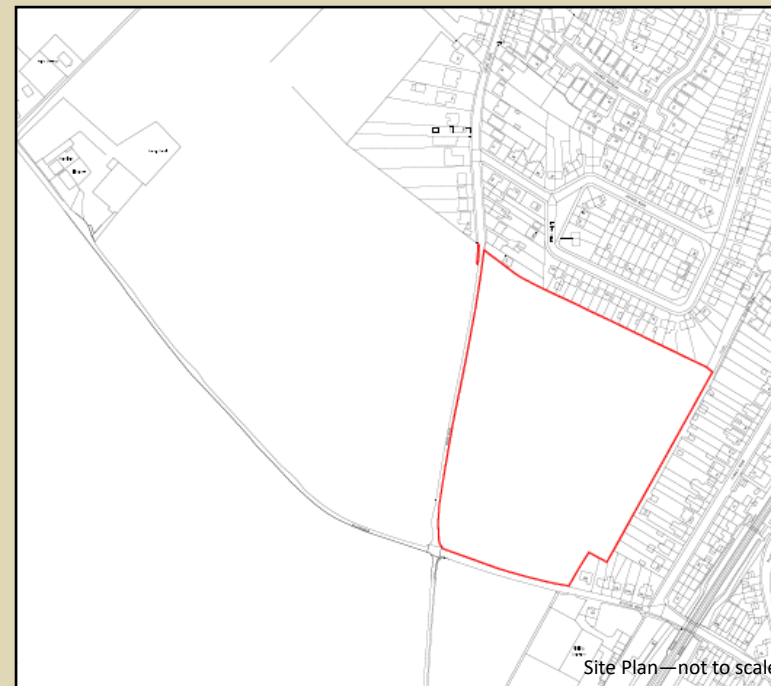
Walmer is very closely associated with Deal sharing many amenities and services and benefitting from Deal's award winning High Street shopping area. The area provides a good range of retail, leisure and education facilities as well as offering many tourist attractions.



Description and site area

The site comprises an agricultural field bounded by Cross Road to the west and Station Road to the south. The northern boundary of the site adjoins existing properties off Lydia Road. Fence lines and existing vegetation along the property boundaries define the site's extent. The eastern site boundary is defined by garden boundaries, with properties off Sydney Road backing onto the site. The site is located on a slope which falls from north to south with a 14.5m fall across the site.

The land being offered for sale is outlined in red on the adjoining Ordnance Survey Plan. Please note that this plan is not to scale and is for identification purposes only.



Development Proposals

As the application is in outline the layout plan (on the front cover) is indicative and matters to do with design, size and mix of units will be dealt with at the reserved matters stage.

The development provides land for 100 houses with associated streets, private gardens and parking space. Housing will be set within an attractive network of connected streets and surrounding greenspace. Character streets will create variety and a sense of identity within the layout.

One of the key elements of the design vision is to create an attractive, multi-functional landscape setting for the development. The green infrastructure will deliver functional well designed spaces that will enhance biodiversity and landscape character as well as providing play and recreation opportunities.



Typology	Standard Required per 1000 pop. (ha)	Required (ha)	Proposed (ha)	
Accessible Green Space	2.22	0.62	0.80	✓
Outdoor Sports Facilities (grass)	1.17	0.27	off-site	n/a
Children's Equipped Play Space	0.06	0.01	0.03	✓
Allotments/Community Gardens	0.21	0.06	0.06	✓
Total		0.96	1.00	✓

Ref:
- Dover District Council Land Allocations Adopted Plan (2015)
- Calculations based on 2.4 persons per household based on a density of 35 dph (giving an estimated population of 335)

Planning and Section 106 Agreement

Outline Planning Permission was granted on TBC for the *'erection of 100 dwellings with associated parking and means of access (all matters reserved except for access)'*. (Application Reference: DOV/20/01125).

The Section 106 Agreement includes an affordable housing requirement of 30% of the dwellings and of these 70% will be for affordable rented homes and 30% will be shared ownership units. There are various contributions required and these are set out in the Agreement which is available to download (see below).

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.

Additional Information

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

- Consent Notice and Section 106 Agreement
- Design and Access Statement
- Archaeological Appraisal
- Arboricultural Assessment
- Ecological appraisal
- Flood Risk Assessment
- Utilities Appraisal
- Foul Drainage Analysis
- Geo-environmental Site Assessment
- Topographical Survey
- Transport Assessment
- Noise Screening
- Air Quality Screening
- Landscape and Visual Appraisal
- Letters of Reliance

NB. A Stage 2 Site Investigation is being carried out and will be made available once complete.

Tenure and VAT

The freehold interest in the land is offered for sale.

The land is elected for VAT and, accordingly, VAT will be payable on the purchase price.

Method of Sale

Offers are invited by way of an informal tender on an unconditional basis (subject to contract only). The deadline for the receipt of bids is 12 noon on Friday 16th April 2021. 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 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;
5. 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.

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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.

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The logo for Gladman, featuring a stylized 'G' icon composed of small squares to the left of the word 'GLADMAN' in a bold, sans-serif font.The logo for RPC Land, featuring the letters 'r' and 'pc' in a stylized font where the 'r' is red and the 'pc' is white on a dark background, with the word 'Land' in white on a red rectangular background below.