

EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE

Outline Planning Permission for up to **85 Dwellings** in a semi-rural setting on the edge of the very popular coastal town of Deal

Approximately 10 Acres (4.06 Hectares)



Land off Dover Road

Closing date for Offers - 6th July 2018

Walmer
Deal, Kent

For Sale

Summary

Located in the prestigious area of Upper Walmer on the outskirts of Deal this site has recently been granted outline planning permission for up to 85 dwellings and is now being offered for sale on an unconditional basis with offers invited on or before 6th July 2018.

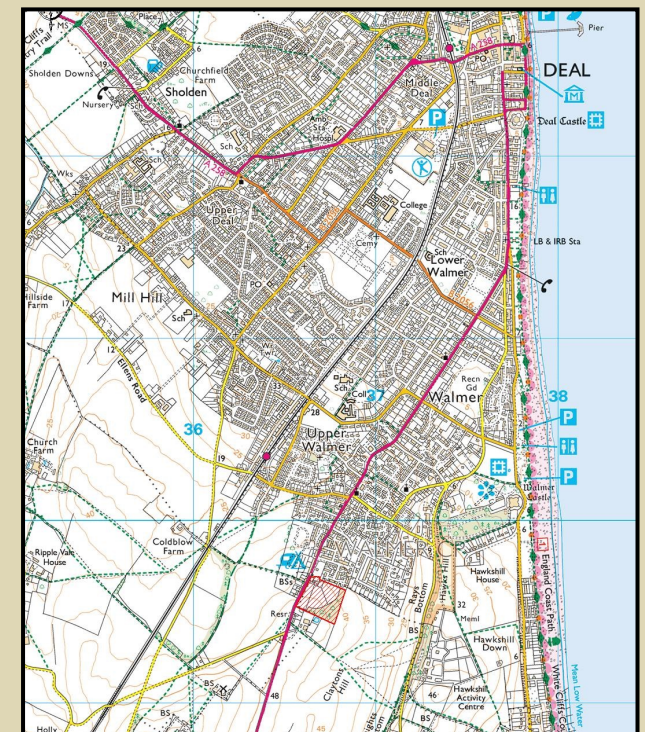
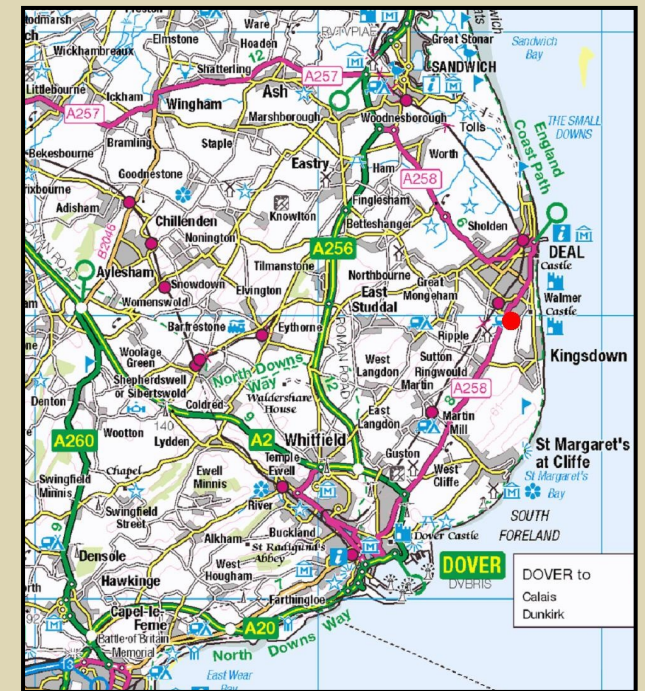
A considerable amount of technical and other information is available as outlined below.

Location

The site is located on the east side of the Dover Road (A258) on the southern edge of Upper Walmer. The centre of Deal is just under 2 miles to the north and the coastline is approximately $\frac{3}{4}$ mile to the east.

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 adjoining the site and this links into the A2 within 5 miles to the south west. Walmer Station is $\frac{2}{3}$ of a mile walk from 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 is broadly square and comprises one large field parcel subdivided by fences and used for grazing. A large, curved group of trees forms a wide buffer along the site's eastern and southern boundaries.

The western boundary adjoins the Dover Road; the northern boundary adjoins modern housing; the southern boundary adjoins a former farm yard; and to the east is open agricultural land.

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. A strip of land along the site's boundaries will be retained by the landowner and rights will be reserved for connecting to roads and services from the landowner's retained land - further details on request.

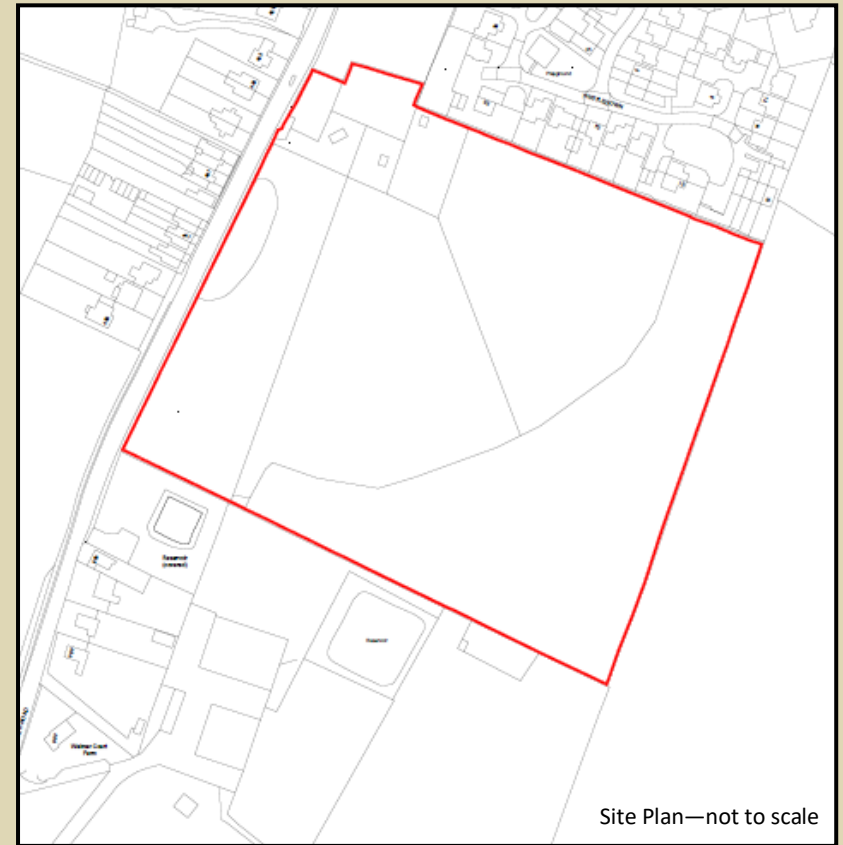
The site extends to approximately 4.06 hectares (10 acres).

Development Proposals

As the application is in outline the layout plan 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 up to 85 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.

A large area of new woodland planting characterises the southern and eastern boundaries which will enhance the attractiveness of the scheme.



Planning and Section 106 Agreement

Outline Planning Permission was granted on Appeal on 4th April 2018 for the development of up to 85 dwellings (including 30% affordable housing) with public open space, landscaping and sustainable drainage system and vehicular access from Dover Road. All matters are reserved except for the access into the site from Dover Road (Application Reference: DOV/17/00487).

The Section 106 Agreement includes an affordable housing requirement of 30% of the dwellings and of these 70% will be for affordable rented housing and 30% for intermediate housing. 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.

- Appeal Decision and Section 106
- Design and Access Statement
- Archaeological Appraisal
- Arboricultural Assessment
- Ecological appraisal
- Flood Risk Assessment
- Utilities information
- Preliminary Risk Assessment
- Foul Drainage Analysis
- Built Heritage Statement
- Topographical Survey
- Highways Assessment
- Noise Assessment
- Landscape and Visual Assessment

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 6th July 2018. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG.

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.

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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