

RESIDENTIAL DEVELOPMENT SITE

Resolution to grant outline planning permission
Site for 17 houses located in the popular village of Manston



Land at Manston

Offers invited

Between Preston Road & Manston Road
Manston
Kent CT12 5AY

For Sale

Summary

The site lies on the northern edge of the village of Manston which is well located to take advantage of all that the Thanet towns and north east Kent coast have to offer. The land recently received a resolution to grant outline planning permission and the land being offered for sale forms part of a larger scheme which includes a village shop/café, 4 live/work units and 2 bungalows which will be retained by the vendor. The remainder of the site is being offered for sale and the indicative plans show 17 dwellings on this area of land with 12 private and 5 affordable units.

Location

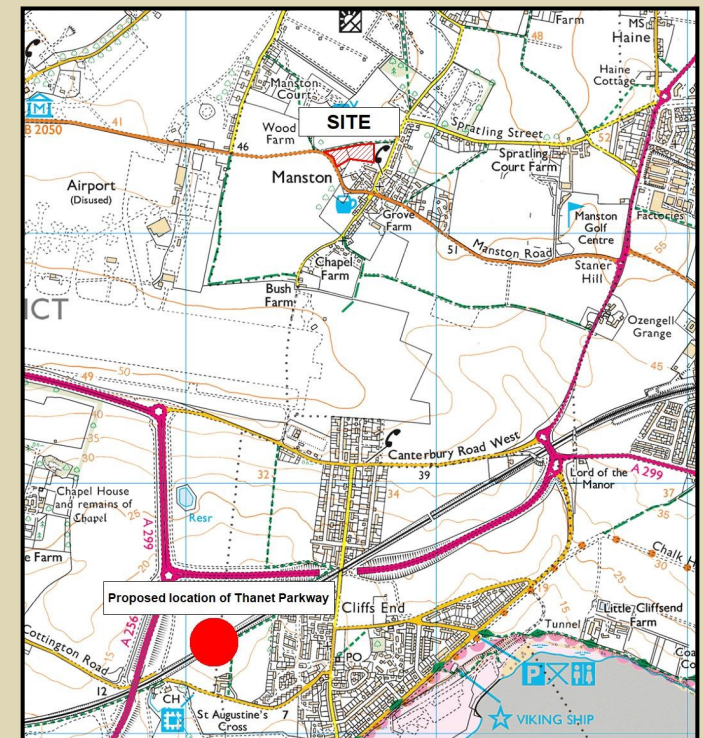
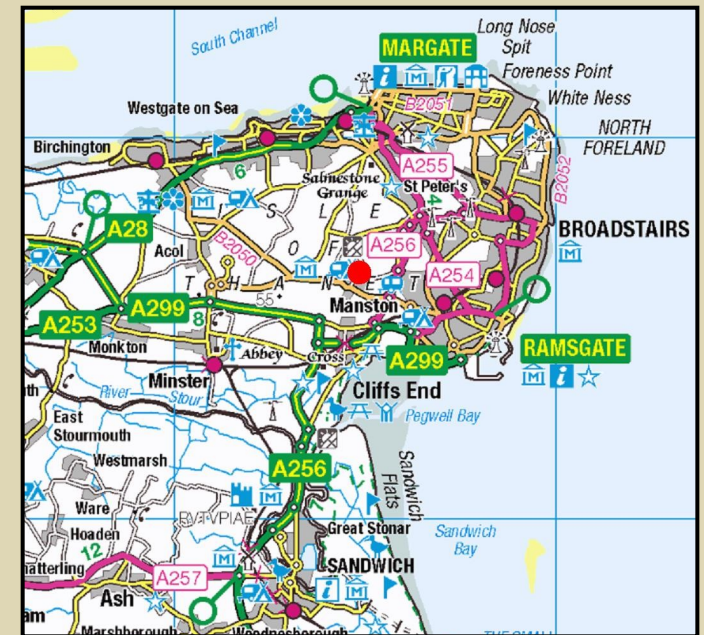
The site lies on the northern edge of Manston which is well-placed for easy access to the A299 Thanet Way and the Cathedral City of Canterbury. Ramsgate town centre is within 3 miles where you will find a wide variety of shops, bars and restaurants, as well as the Royal Harbour and sandy beach. Ramsgate also provides a high-speed rail link to London with the quickest trains taking 1 hour 15 minutes. Westwood Cross Shopping Centre is also only two miles away, with its multitude of high street shops, casino, variety of restaurants and multi-screen cinema.

There are proposals to build a new Thanet Parkway Station (see location plan opposite) and this is currently going through a consultation process. If approved it is anticipated that journey times to London will be reduced to about 1 hour. The proposed station will be located $1\frac{1}{4}$ miles south of the site. A copy of the consultation document is available via our website (see 'Additional Information' section).

Description

The site comprises an open area of land situated to the north of Manston Green Industries and Jubilee Cottages. The northern boundary enjoys an established tree screen, beyond which is a public footpath and some open agricultural land. On the east side of Preston Road are residential properties and the village hall, while on the west side of Manston Road is further agricultural land. The site is relatively flat.

The site extends to approximately 1.1 hectares (2.7 acres).



Planning

A resolution to grant planning permission was recently granted by Thanet District Council subject to the S106 Agreement being signed. There are various contributions required as set out in the Section 106 Agreement and the anticipated total contributions are £135,983. In addition there is an affordable housing requirement for 5 affordable units with 3 for social rent and 2 for intermediate housing.

Additional Information

The following information is available to view and download from our website

www.rpcland.co.uk

- OS Plan showing area of land to be sold (for identification purposes)
- Planning Committee Report (Includes proposed planning conditions)
- Summary of Proposal
- Planning and Design & Access Statement
- Plans and Drawings
- Archaeology—desk based assessment
- Flood Risk Assessment
- Electricity connection and diversion cost estimates
- Gas connection cost estimate
- Thanet Parkway Consultation Document

Tenure and VAT

The property is to be sold freehold with vacant possession on completion.

The vendor has not elected the site for VAT.

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.

Some service information is available - see 'Additional Information' section.

Purchaser's Obligations and Further Information

The Purchaser will be responsible for constructing both access points into the scheme for which planning is granted. The access from Manston Road from the west of the site provides access to the land being sold and the access from Preston Road to the east will provide access to the village shop/café. A proposed planning condition states that both accesses have to be constructed prior to the use of the site. Details of a specification will be agreed with the Vendor.

The Purchaser will be responsible for providing services to the retained land if required - full details to be agreed with the Purchaser.

The Vendor will be retaining ownership of its hedge and a strip of land to maintain it along the site's northern boundary.

Development Proposals

The land being offered for sale comprises the area outlined on the OS plan on Page 2 and includes the houses shown on the indicative layout plan below as Types C and D. The application was for a larger scheme to include a village shop/café which occupies the eastern portion of the land and some live/work units (LW on the plan below) and 2 detached bungalows (B on the plan below) and these parts of the land will be retained by the vendor. There is a single point of access into the area of land being sold from Manston Road with a mix of detached and semi-detached properties proposed. 12 of the dwellings will be private and 5 will be affordable with 3 for social rent and 2 for intermediate housing. As the application is in outline the purchaser has a certain amount of flexibility on design and siting matters. NB Please note that the access from Manston Road has been moved southwards from where it is shown on the plan below. The 'Manston Road Access' drawing shows the access which has consent and this is available on our website.



Method of Sale

Offers are invited on an unconditional basis (subject to contract only). Bids must be addressed to RPC Land & New Homes.

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.

Agents Details

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

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