

EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE FOR 150 DWELLINGS

Full Planning Permission for **48 Dwellings** and Outline Planning Permission for **102 dwellings** in a semi-rural setting on the edge of the very popular Mid Kent village of Lenham



Indicative site plan

Land off Old Ashford Road

Closing date for Offers - 13th December 2019

Lenham
Maidstone, Kent

For Sale

Summary

Located in the prestigious village of Lenham this site has recently been granted a hybrid planning permission with full planning permission for 48 dwellings and outline planning permission for 102 dwellings.

The site is offered for sale on an unconditional basis with offers invited on or before 13th December 2019.

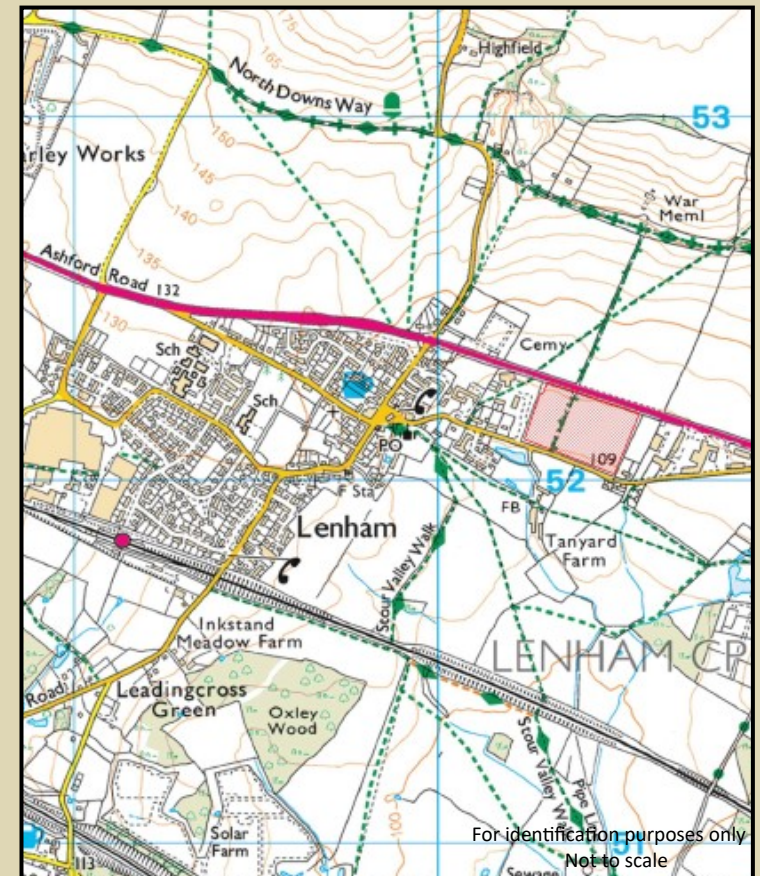
A considerable amount of technical and other information is available as outlined below.

Location

The site is located some 400/500 metres to the east of the centre of Lenham to the south of the A20 and with access from the Old Ashford Road. Lenham is a thriving and very popular village located between Maidstone and Ashford with good local facilities and both a primary and secondary school.

There is a variety of shops in and around the picturesque village square including a Co-Op store, post office and a doctors' surgery. The A20 (Ashford Road) provides direct access to Junction 8 of the M20 motorway at Hollingbourne, which is situated approximately 6 miles (9.6 km) to the west, and to Junction 9 of the motorway on the north eastern periphery of Ashford.

Lenham also possesses its own local railway station, which provides routes to Ashford, Maidstone and London. The station is located at the south west edge of the village, less than 1 mile from the site.



Description and site area

The site is roughly rectangular in shape and is currently an agricultural field isolated by surrounding roads from other agricultural fields in the surrounding area. A byway runs through the centre of the site from Old Ashford Road to the A20 and this is incorporated into the design of the proposed scheme.

The site is located between the A20 to the north and Old Ashford Road to the south and adjoins the built up area of Lenham village to the west. To the immediate west is the Lenham Community Centre and Medical Centre, and a recently completed housing scheme, all accessed off Groom Way. The North Downs AONB is to the north on the opposite side of the A20. To the east are several residential properties that front Old Ashford Road, behind which is a small field. Beyond these are the industrial buildings that make up the Ashmill Business Park.

The site extends to approximately 5.2 hectares (12.8 acres).

Land to be Sold

The plan shows the area to be sold outlined in red for identification purposes only.

Tenure and VAT

The freehold interest in the land is offered for sale.

The land is not elected for VAT.



Development Proposals

There is a single point of access into the site from the Old Ashford Road which runs along the southern boundary. The byway which runs through the site from the access in a northerly direction is protected and forms part of a wide public green space widening from 25 metres at the southern end to 45 metres at the northern end.

The site comprises 48 units which have full planning permission and these comprise a mix of 2, 3 and 4 bedroom two storey units including 19 affordable units. The remainder of the site has outline planning permission for 102 units comprising a mix of 1 and 2 bedroom flats and 2, 3, 4 and 5 bedroom two storey houses. 40% of these units will be affordable.



Planning and Section 106 Agreement

A hybrid Planning Permission was granted on 28th September 2018 with Full Planning Permission for the development of up to 48 dwellings and associated infrastructure, landscaping and open space and Outline Planning Permission for 102 dwellings . All matters are reserved except for the access into the site from Dover Road (Application Reference: 17/500357/HYBRID).

The Section 106 Agreement includes an affordable housing requirement of 40% of the dwellings and of these 60% will be for affordable rented units and 40% for shared ownership units. There are various contributions required and these are set out in the Agreement which is available to download (see below).

A number of conditions have been discharged - information is available from our website as set out below under 'Additional Information'.

Services

Detailed information on services is available as set out below. There is a requirement to provide an attenuation pond on the south of the Old Ashford Road as part of the surface water drainage strategy. The land is owned and will be retained by the vendor with full rights granted to construct and maintain the pond for its purpose.

The foul drain will connect to the main sewer to the south across land owned by the vendor and all necessary rights will be granted. Full details available as set out below. An application for a Section 104 Agreement under the Water Industry Act 1991 has been made.

Additional Information

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

- Planning Consent Notice and Section 106 Agreement
- All Plans
- Design and Access Statement
- Archaeological Assessment
- Drainage Strategy
- Ecology Reports
- Flood Risk Assessment
- Preliminary Risk Assessment
- Foul Drainage Analysis
- Tree Survey
- Topographical Survey
- Transport Assessment
- Noise Impact Assessment
- Utilities Information
- Information on discharged conditions

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 13th December 2019. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent ME14 1BG. In submitting a proposal please provide details as below:

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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