

EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE

Outline Planning application soon to be determined for **117 Dwellings** in a semi-rural setting on the edge of the very popular coastal town of Deal. Option to acquire adjacent land for an additional 133 dwellings subject to planning.



Land south west of Sandwich Road

Closing date for Offers - 24.09.21

Sholden
Deal, Kent

For Sale

Summary

Located in the popular area of Sholden on the outskirts of Deal the planning application for 117 dwellings on this site is due to go to Planning Committee on 16th September and is now being offered for sale on an unconditional basis (assuming planning is granted) with offers invited on or before Friday 24th September 2021.

There is a Phase 2 development planned for the land immediately to the south east of the site and bidders are invited to put forward a conditional offer for this land - this is optional. See details of the Purchaser's obligations which are set out in Section 24 of the 'Sale & Technical Pack'.

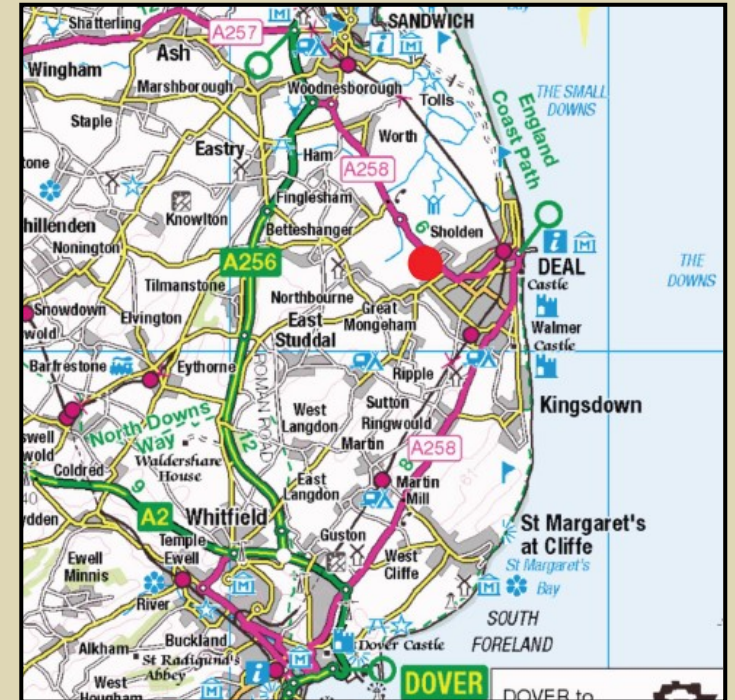
Richborough Estates have compiled a 'Sale & Technical Pack' which is available to download and this sets out full details of the site and key information that needs to be taken into account when bidding for the site. In addition, a considerable amount of technical and other information is available as outlined below. The following link will take you to a video of the site using drone footage:

<https://www.dropbox.com/s/w4xi85lz5ry73i6/Sholden%20site.mp4?dl=0>

Location

The site is located west of Sholden and north of Upper Deal with access onto the Sandwich Road (A258). Sholden is located adjacent to the popular coastal town of Deal lying 20 miles east of Canterbury and 9 miles north east of Dover. Road access is good with the A258 linking into the A2 to the south and A299 to the north. Deal Station is just over 1.5 miles from the site and provides High Speed trains to London St Pancras with a journey time of 85 minutes.

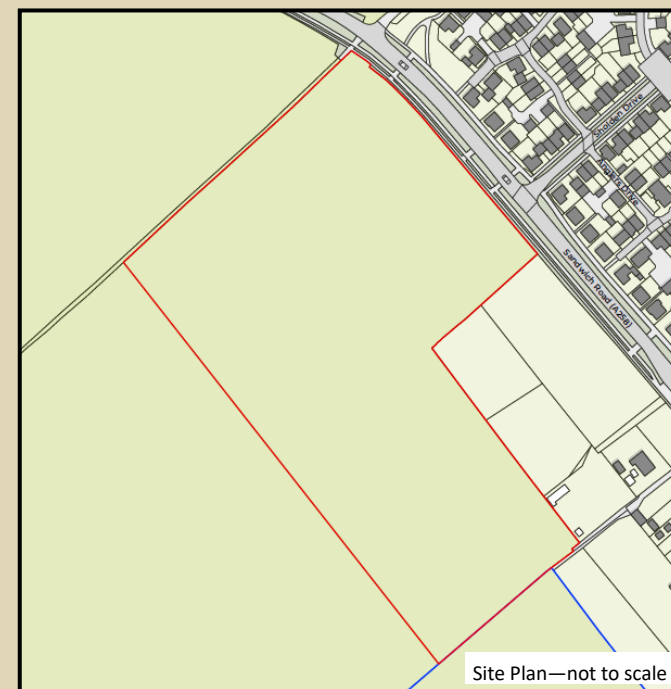
Sholden is very closely associated with Deal sharing many amenities and services and benefitting from Deal's award winning High Street shopping area. The area provides a good range of retail, leisure and education facilities as well as offering many tourist attractions.



Description and site area

The site comprises an arable field bounded by farmland to the north and west. To the northeast, the site is bound by Sandwich Road (A258), and the remainder of the eastern boundary runs adjacent to proposed new development. The recent residential development of Sholden Fields is located opposite the site on the eastern side of the A258, with further residential properties plus the Hull Park Sports grounds forming the remainder of Sholden to the east.

The land being offered for sale extends to approximately 12.33 acres (4.99 hectares) and 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.

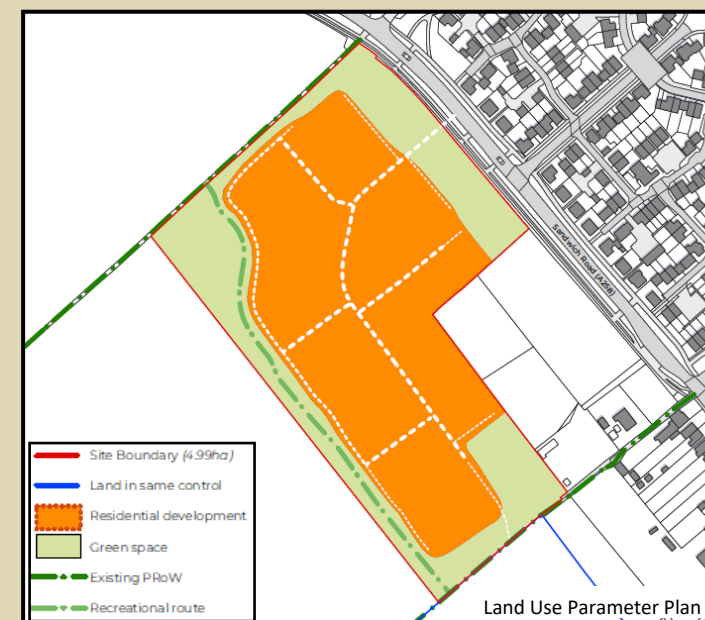


Development Proposals

As the application is in outline, with all matters reserved except for access, 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 up to 117 dwellings through distinct characterful streets set within high quality landscaping. Vehicular access is provided from Sandwich Road.

It is proposed that the development will consist of a mix of house types and there will be good access to green space and play space. 30% of the houses will be affordable in line with Dover District Council's policy.



Planning and Section 106 Agreement

An Outline Planning Application has been submitted to Dover District Council for the 'erection of up to 117 dwellings with associated parking and means of access (all matters reserved except for access)'. (Application Reference: DOV/21/00402). It is anticipated that the application will go to Committee with a recommendation for approval on 16th September 2021.

The Section 106 Agreement will include an affordable housing requirement of 30% of the dwellings and of these 70% will be for affordable rented homes and 30% will be intermediate. There will be various contributions required and whilst these have to be finalised details of the likely costs are set out in Section 12 of the 'Sale & Technical Pack'.

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. Further information on services is available in the 'Sale & Technical Pack'.

Additional Information

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

- Sale & Technical Pack
- Design and Access Statement
- Arboricultural Impact Assessment
- Ecological Assessment
- Flood Risk Assessment
- Utilities Assessment
- Geo-environmental Site Assessment
- Topographical Survey
- Transport Assessment
- Noise Assessment
- Air Quality Assessment
- Topographical Survey

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 24th September 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. 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.

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.

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Agent Details

Nick Banks

07377 717039

nick@richboroughestates.co.uk

8 St James's Square

London

SW1Y 4JU

Mark Linington MRICS

07984 609187

m.linington@rpcland.co.uk

Mid Kent Office

RPC Land & New Homes Ltd

89 King Street

Maidstone

Kent, ME14 1BG

