

DEVELOPMENT SITE WITH FULL PLANNING FOR 3 DWELLINGS

Full Planning Permission for **3 Dwellings** on the eastern edge of Sittingbourne



Land to the rear of 217 & 219 Canterbury Road

Offers invited for the freehold interest

Sittingbourne
Kent ME10 4UL

For Sale

Summary

Located on the eastern edge of Sittingbourne adjoining the new Spring Acres housing development the site has full planning permission for 3 dwellings—2 no 3 beds and 1 no 2 bed.

The site is offered for sale on an unconditional basis with offers invited.

Location

The site is located on the eastern edge of Sittingbourne to the rear of 2 houses which front Canterbury Road (A2) with the new Spring Acres development to the north and east. The A2 provides good access to the town centre and connects to the A249 to the west of Sittingbourne which links via a dual carriageway to J5 of the M2.

Sittingbourne offers a good range of retail, leisure and education facilities and a mainline station with high speed services to St Pancras International Station in under 1 hour.

Description and site area

The land lies to the rear of Nos 217 & 219 Canterbury Road's gardens with access via the new Spring Acres scheme. The site is relatively flat with a close boarded fence around the boundary.

There is a right of way which runs from Canterbury Road alongside the site's eastern boundary affording pedestrian access to the site.

The site extends to approximately 0.17 acres (0.07 hectares).



Land to be Sold and Access

Plan 1 shows the area to be sold outlined in red for identification purposes only. Access to the site is via the land shaded orange on Plan 2 and the access road has been constructed. Full rights have been reserved to benefit the land being sold for access and provision/future maintenance of services.

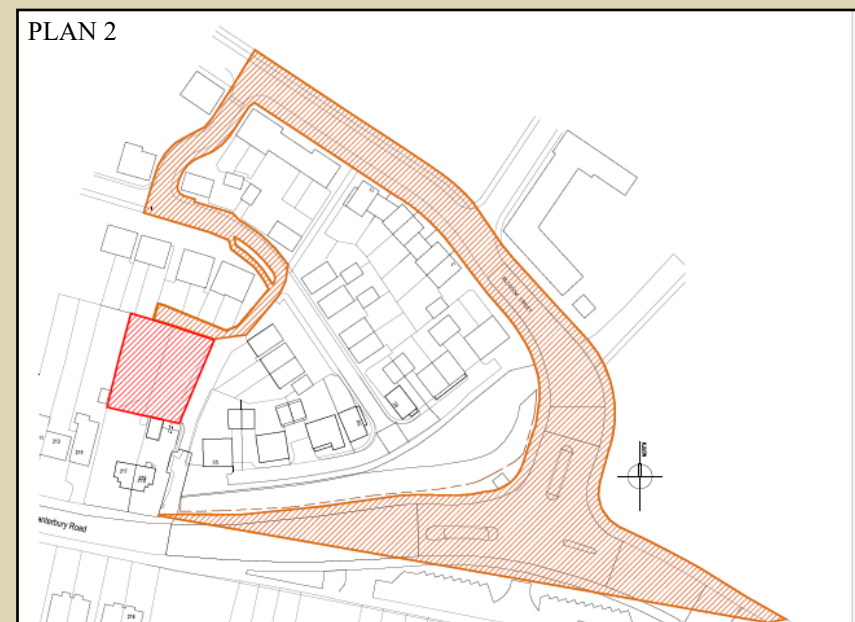
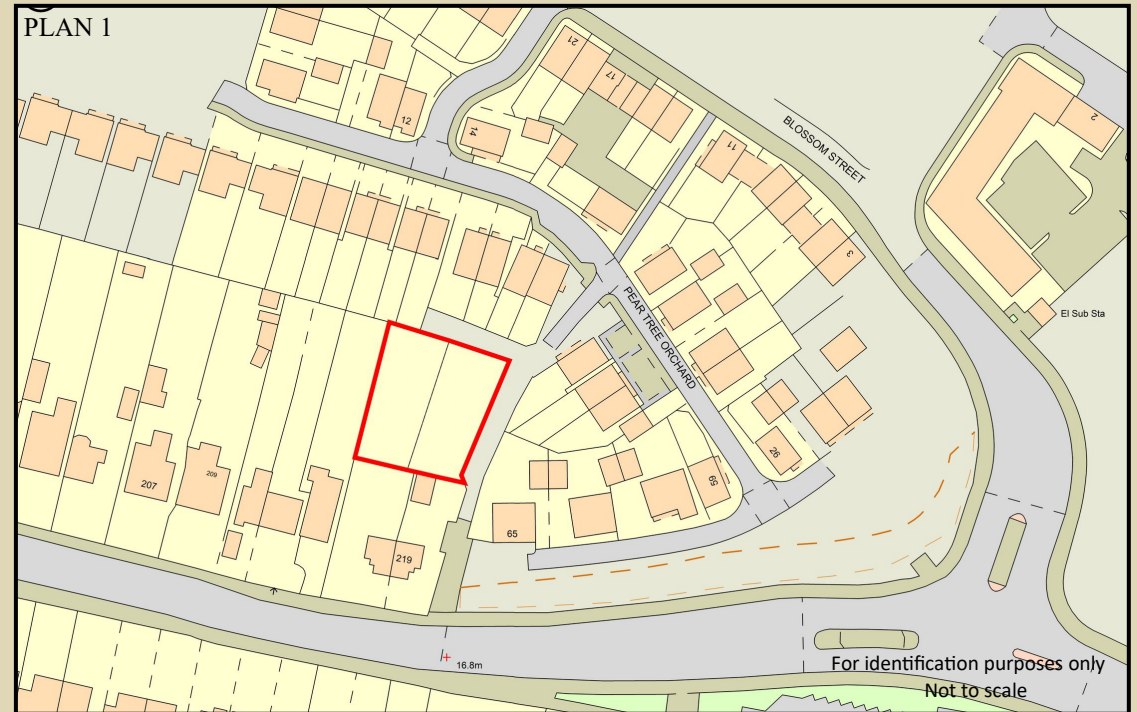
Tenure and VAT

The freehold interest in the land is offered for sale.

The site is not opted for VAT and VAT will not be chargeable on the sale price.

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.



Development Proposals

The layout of the scheme comprises a terrace of 2 no 3 bed houses and 1 No 2 bed house. Access into the site is from the A2 via Spring Acres and into the north of the site where the 6 car parking spaces are arranged. Each house will have one EV charging point.

The houses are located centrally within the plot with each enjoying a front garden to the south. The houses are 2 storey in height with the 3 bed units also benefitting from a small single storey extension.

Planning

Full planning permission was granted on 28th October 2022 for the '*erection of 2 No 3 bed houses and 1 no 2 bed house plus associated parking and landscaping*'.

There are 17 planning conditions with the majority being fairly standard. Development must begin not later than 3 years from the date of planning permission.

Additional Information

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

- Planning Consent Notice
- All Plans
- Design & Access Statement



Accommodation Schedule

Plot No	Type	Beds	Size (sq ft)
1	House	3	1098
2	House	3	1098
3	House	2	974

Method of Sale

Offers are invited for the freehold interest (subject to contract only). Offers to be submitted on the basis of exchange taking place within 28 days of acceptance of an offer. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk

In submitting a proposal please provide details as below:

1. Offer price for the property.
2. Details of any abnormal costs allowed for.
3. Details of due diligence required prior to exchange of contracts.
4. Confirmation of funds.

The vendor reserves the right not to accept the highest nor any bid made for the site.

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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

Mark Linington MRICS

07984 609187

m.linington@rpcland.co.uk

RPC Land & New Homes Ltd

158 High Street

Tonbridge, Kent TN9 1BB

Tel: 07984 609187

