

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

Resolution to Grant Outline Planning Consent for 60 dwellings on the northern edge of the popular village of Iwade. Adjoining land with Reserved Matters Consent for 42 private dwellings also available as a separate opportunity.



Land north of Sanderling Way

Closing date for Offers - 30th October 2026

Iwade, Sittingbourne
Kent ME9 8TJ

For Sale

Summary

The site comprises a residential development scheme on the northern edge of Iwade with a resolution to grant out-line planning permission for 60 dwellings. The Section 106 Agreement is due to be signed in the near future. Access will be via a new roundabout to the east of the site which will be constructed by the owner of the site immediately to the east of the roundabout– this site is also being offered for sale.

10% of the dwellings will be affordable and there are various Section 106 contributions required.

The freehold interest in the site is offered for sale on an unconditional basis.

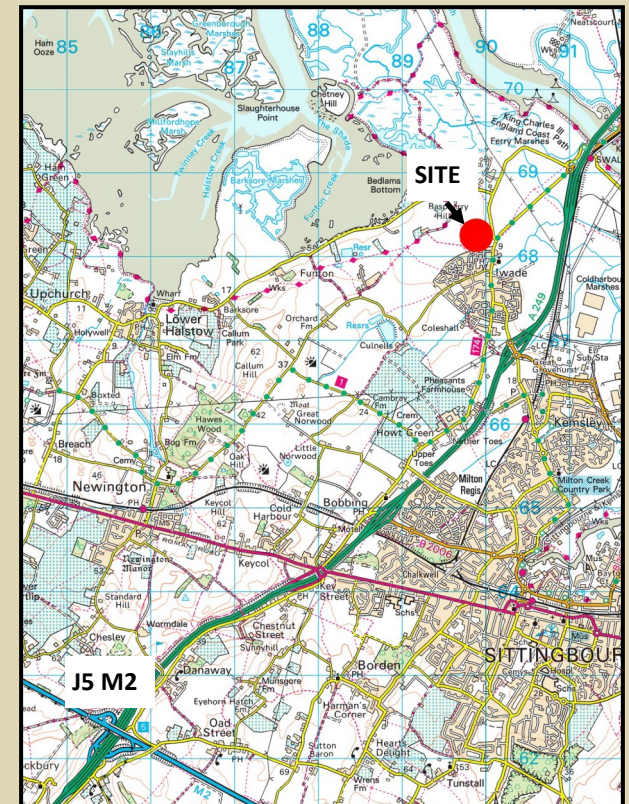
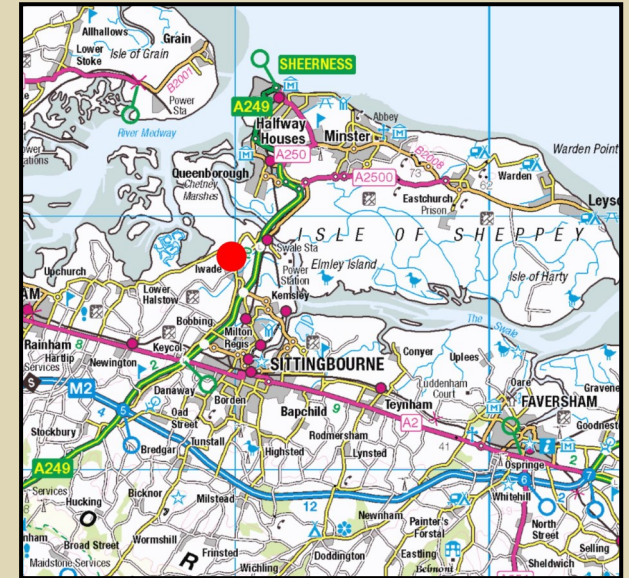
We are also offering for sale a site immediately to the east of the access roundabout which has reserved matters consent for 42 dwellings and is in different ownership - please see Sales Details on our website for further information.

Location & Description

The site is located to the north of Iwade, a thriving village, 2 miles to the north of Sittingbourne town centre, with good village facilities including local shops, a primary school and a health centre. The proposed access to the site lies close to the A249 which provides dual carriageway to J5 of the M2 approximately 4¹/₂ miles to the south west.

Sittingbourne offers a good range of retail, leisure and education facilities and a mainline station 3 miles away with high speed services to St Pancras International Station in under 1 hour.

The site extends to approximately 10.2 acres and is predominantly grassland and horse grazing paddocks with three onsite ponds and tree lines along some of the boundaries.



Land for Sale

The land being offered for sale is shown outlined in red on the plan opposite, for identification purposes only and extends to approximately 10.2 acres.

Tenure and VAT

The freehold interest in the land is offered for sale. The land is not elected for VAT.

Services

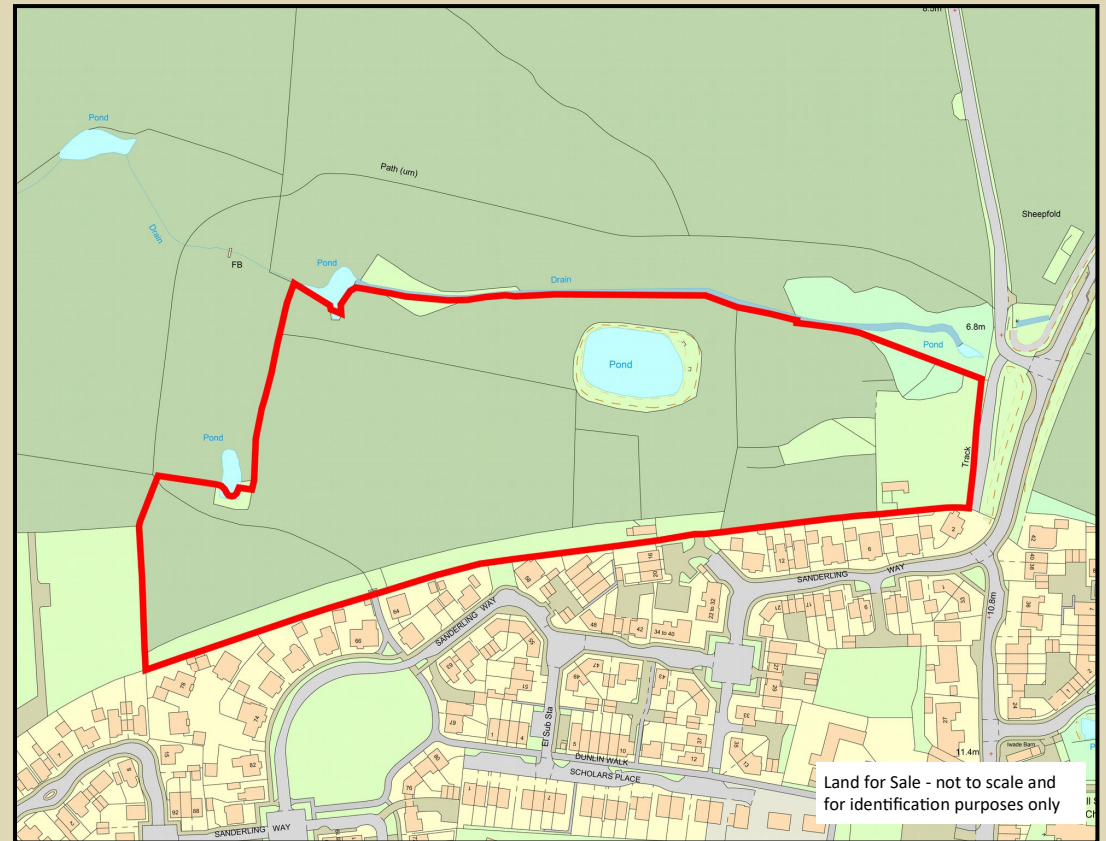
Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

Planning

A resolution to grant Outline planning permission (ref 18/505157) has been granted for *“all matters reserved apart from the means of access for residential development of up to 60 dwellings (with an illustrative layout to demonstrate adequacy of emergency and service access together with parking and indicative mix of house types, principles of landscaping ecological enhancement and surface water management)”*.

There are 6 affordable units required of which 5 will be for affordable rent and 1 for shared ownership. Various Section 106 contributions are required which amount to £1,283,841.58 excluding any indexation.

The Section 106 Agreement is agreed and it is due to be signed in the near future.



Development Proposals

The proposed scheme comprises of 60 dwellings with a new roundabout access from The Street to the east of the site. The main spine road will be bounded by houses to the north and south with smaller roads to the north and south providing access to the dwellings.

The plan below outlines the proposed masterplan and unit mix and is indicative.

The indicative housing mix shows 2no 1 beds, 10no 2 beds, 40no 3 beds and 8no 4 beds with 54 houses and 6 apartments in a single block.



Additional Information

A full Information pack is available from our website

www.rpcland.co.uk including the following:

- Design & Access Statement
- Planning Consent Notice
- S106 Agreement
- Topographical Survey
- Ecological Assessments & Surveys
- Archaeological Assessment
- Transport Statement
- FRA and Surface Water Management
- Various Plans

Method of Sale

RPC Land & New Homes are appointed as sole agents and offers are invited by way of an informal tender for the freehold interest. The deadline for the receipt of bids is 5pm on Friday 30th October 2026 . 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 land;
2. Details of any conditions;
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.

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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