

Potential Residential Development Site

(subject to planning)

rpc

Land

Semi-rural site in popular village with allocation for housing in draft Local Plan and additional land and property for approximately 35 dwellings



Prima Systems

Easole Street
Nonington
Kent CT15 4HF

For Sale

Summary

RPC Land and New Homes have been instructed to seek proposals for the development of this site on a subject to planning basis.

The main part of the site has been allocated for housing in the Dover District Council Land Allocations Local Plan Adopted 2015.

Location

The site lies in a semi-rural location on the eastern edge of Nonington which is located in the triangle between Dover, Sandwich and Canterbury and enjoys easy access to all three towns via the A2 and the A256 dual carriageway from Sandwich to Dover. The A2 provides fast access to the M2 and A20/M20 motorways.

The High Speed rail service connects Canterbury West to London St Pancras in under an hour. There is an hourly bus between Dover and Canterbury. Ashford International (25 miles) provides regular Eurostar services to the Continent. The Port of Dover and the Channel Tunnel terminal at Folkestone are both easily accessible

Description and site area

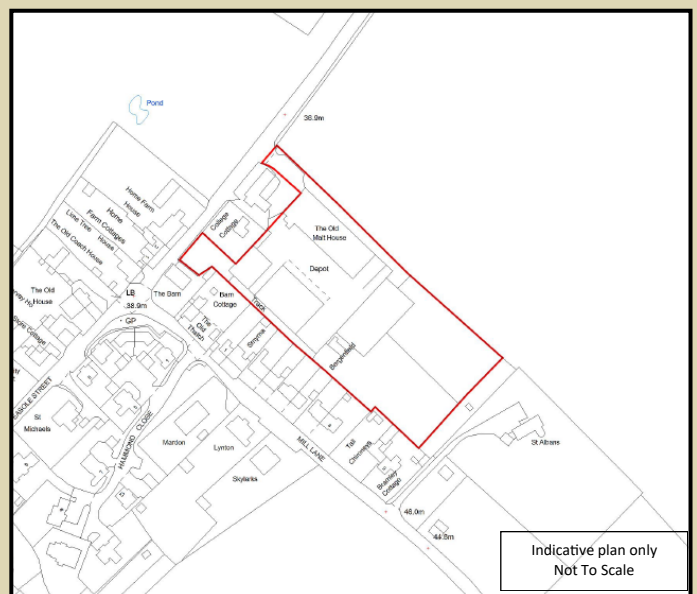
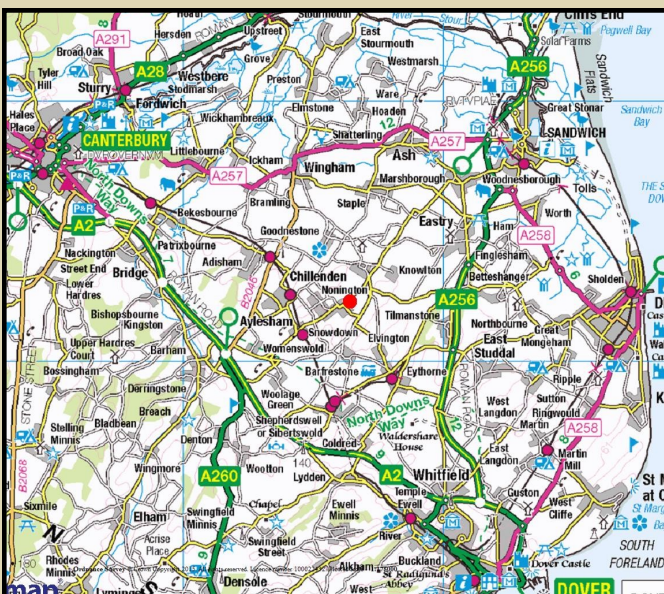
The site has two access points from Easole Street with the northern most access leading directly to the main part of the site. The other access is to the south of College Cottage and provides some car parking at present.

The main industrial buildings are set back from the road and to the rear of the site is a large paddock/field area. The site is well screened with trees along the boundary.

The site extends to approximately 2.58 acres.

Planning

The main part of the site is allocated in the Dover District Council Land Allocations Local Plan Adopted 2015. The estimated capacity is 35 dwellings and full details of the allocation are set out in the adopted document which is available from our website.



Development Potential

The vendor commissioned Lee Evans Partnership to carry out a feasibility study of the site and they have produced some indicative plans (extracts below) which show 35 dwellings within the allocated part of the site and it may be feasible to include a further 2 dwellings in the car parking area fronting Easole Street. Please note that the plan in the bottom right corner of the page includes an area of land occupied by College Cottage and the car park area and this is not all included within the sale as College Cottage is not included.



Method of Sale

Offers are invited on a conditional basis subject to planning (subject to contract). In submitting a proposal please clearly set out details of the following:

1. Price offered;
2. Details of proposed scheme including a layout plan, mix and type of units;
3. Details of the planning strategy;
4. Details of any additional site investigations / due diligence to be undertaken prior to the exchange of contracts;
5. Details of funding;
6. Timescale to exchange of contracts and length of contract.

The vendor reserves the right not to accept the highest or any bid made for the site.

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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