



All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

Exciting Development Opportunity for 9 Dwellings With Outline Planning Consent in Minster On Sea. Reserved Matters to be Submitted Imminently

Read's Orchard Parsonage Chase
Minster-on-sea Kent ME12 3JX

Site Description

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Read's Orchard is circa 0.8 hectares in size and is located on the south-western edge of Minster. The site is situated immediately to the rear (south) of 73-85 Parsonage Chase.

Access to the site is obtained via an undeveloped plot located between property No's 79 and 81 Parsonage Chase.

To the rear, the site is roughly square in shape and measures approximately 113m from east to west and 74m north to south. The site is relatively level and is currently covered with overgrown vegetation and the remnants of a former orchard. A pond is located in the southeastern corner of the site, but this has been overwhelmed by a crack willow tree.

To the north, the site abuts the rear gardens of properties facing onto Parsonage Chase. To the east are glimpses of the listed building, Parsonage Farmhouse, whilst to the south and west are arable fields which are a proposed site for 700 dwellings

At the northern end of Parsonage Chase are bus stops with routes to Sheerness, Leysdown, Sittingbourne and Maidstone. Whilst the nearest railway station is Queenborough, just over 2 miles to the west with services between Sheerness and Sittingbourne. Sittingbourne provides good services to Ramsgate, Dover and London



Planning

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20/506107/OUT

Outline application for the erection of 9no. dwellings, formation of access road with associated parking, landscaping and provision of Orchard (Access only being sought).

Vendor's submitting reserved matters application imminently.

Plot No.	House Type	Reference	Tenure	Area ft ²	Area m ²
1	3 bed semi-detached house	3b	Private	1,100	102.2
2	3 bed semi-detached house	3b	Private	1,165	108.2
3	3 bed semi-detached house	3b	Private	1,100	102.2
4	3 bed semi-detached house	3b	Private	1,100	102.2
5	3 bed semi-detached house	3b	Private	1,102	102.4
6	4 bed terraced house	4b	Private	1,380	128.2
7	4 bed semi-detached house	4b	Private	1,280	118.9
8	4 bed semi-detached house	4b	Private	1,745	162.1
9	4 bed semi-detached house	4b	Private	1,878	174.5
Total				11,850	1,100.9



Sales and Viewing Information

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Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details

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

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Agent Details

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Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



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