

# RESIDENTIAL DEVELOPMENT SITE

Outline Planning Permission for residential development with indicative layout plan showing **25 private dwellings** (no affordable) in Minster



Indicative site plan



Proposed site layout



Land at Plover Road

Offers invited for the freehold interest

Minster  
Isle of Sheppey  
Kent ME12 3BT

**For Sale**

# Summary

Located in a popular part of Minster this site has outline planning permission for residential development with the indicative layout plan showing 25 private houses (no affordable) and is now being offered for sale on an unconditional basis. A considerable amount of technical and other information is available as outlined below.

# Location

The site is located on the southern edge of Minster in a popular residential area on the Isle of Sheppey. The A249 is within 1.5 miles of the site and this provides excellent dual carriageway access to J5 of the M2 some 7.5 miles to the south. Ebbsfleet International Station is just 35 minutes by car and provides a direct high speed rail service to London St Pancras in 17 minutes. There are rail links with the mainland via the Sheerness Line.

Nearby Sheerness has a selection of shops including a local Tesco and a large Morrisons superstore, whilst Sittingbourne, which is just 8 miles away, provides a good range of amenities, shops and excellent transport links. The island boasts a variety of sports and leisure facilities including several golf clubs, watersports and the Sheppey Leisure Complex.

# Description and site area

The site has long road frontage to Plover Road and lies on the southern side of Yarrow Drive. The site is irregular in shape extending to approximately 0.7 hectares (1.73 acres).

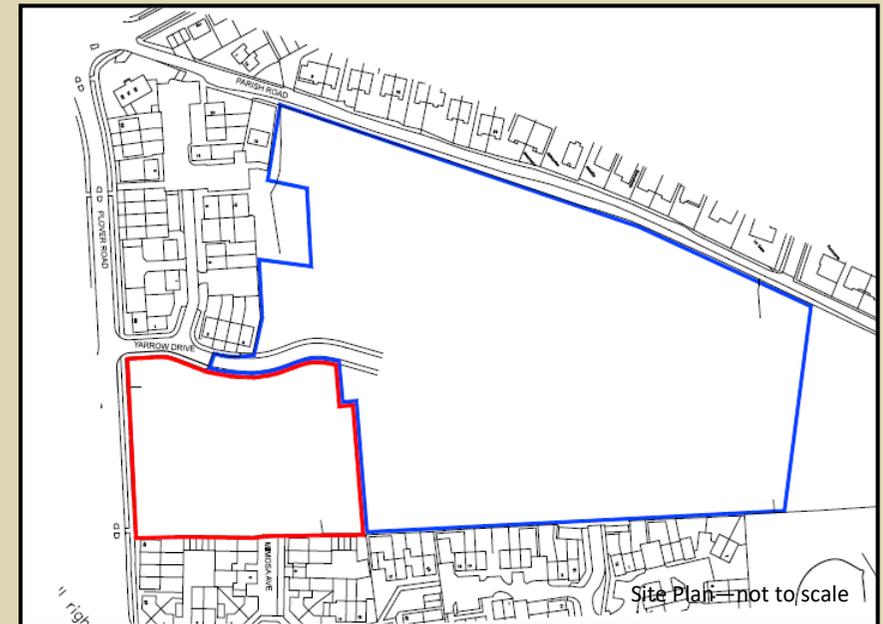
The site slopes gently down from its south western to north eastern boundaries and currently comprises rough scrub and unimproved grassland.



## Planning and Section 106 Agreement

The outline planning permission is for “the residential development on the land off Plover Road including associated access, parking and landscaping (with all matters reserved)” (planning reference 18/503855/OUT). There are 25 planning conditions which are generally fairly standard.

The Section 106 Agreement includes no affordable housing requirement. There are various contributions required and the detail of these is set out in the Agreement which is available as part of the additional information (see overleaf).



## Development Proposals

Access is from Plover Road and via Yarrow Drive. As the application is in outline all matters to do with siting, layout and scale are reserved. The indicative layout plan shows a mix of detached, semi-detached and terraced houses comprising 2, 3 and 4 bedroom dwellings.

The new access extends through the middle of the site with a network of culs de sac and private drives, terminating in small parking courts. The pattern of development is conventional and complementary to the approved housing development on the adjoining site.



## 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.

## Tenure and VAT

The freehold interest in the land is offered for sale.

The land is not elected for VAT at this stage.

## Additional Information

The following information, inter alia, is available from our website [www.rpcland.co.uk](http://www.rpcland.co.uk).

- Decision Notice
- Section 106 Agreement
- Design and Access Statement
- Various Plans
- Flood Risk Assessment
- Desk Based Archaeological Assessment
- Desk Top Contamination Assessment
- Transport Assessment
- Proposed Drainage Strategy
- Ecological Assessment
- Reptile Survey Report
- Planning Statement



## Method of Sale

The site is available by Private Treaty and offers for the freehold interest are invited on an unconditional basis. Bids must be emailed to Mark Linington at [m.linington@rpcland.co.uk](mailto: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;
3. Details of any 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.

## 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.

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## Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at [www.rpcland.co.uk](http://www.rpcland.co.uk)

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