

# RESIDENTIAL DEVELOPMENT SITE

Resolution to Grant Outline Planning Permission for up to **97 Private Dwellings** in Minster

Approximately 7.4 Acres (3 Hectares)



Land at Plover Road

Minster  
Isle of Sheppey  
Kent

Guide Price: Offers in the order of £4m

**For Sale**



# Summary

Located in a popular part of Minster this site has recently obtained a resolution to grant obtain planning permission for up to 97 dwellings 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

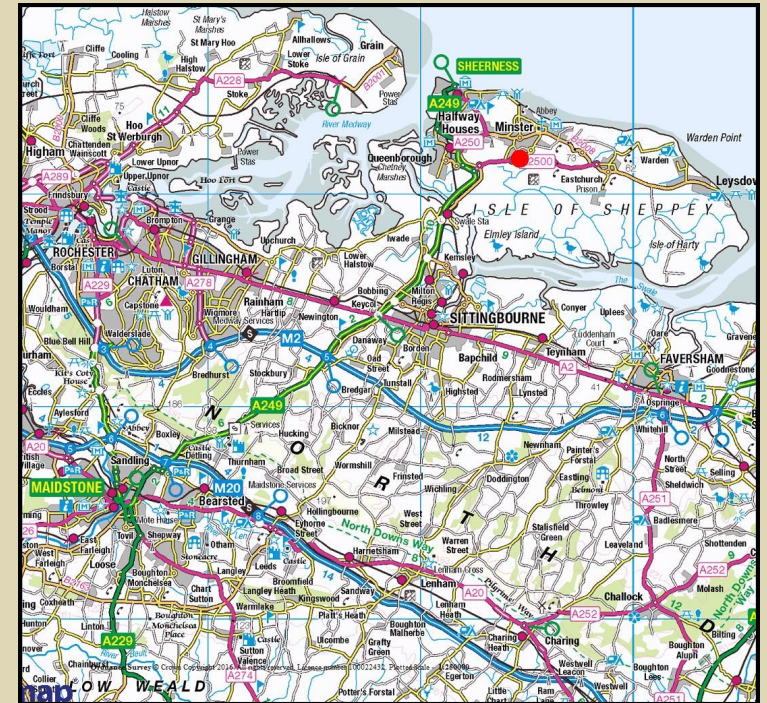
The site is located on the southern edge of Minster in a popular residential area on the Isle of Sheppey. The A249 is within 1.5 miles of the site and this provides excellent dual carriageway access to J5 of the M2 some 7.5 miles to the south. Ebbsfleet International Station is just 35 minutes by car 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 Parish Road and adjoins housing in Clover Close and to the south adjoins existing housing in Fennel Close and Mistletoe Drive. The site is roughly rectangular in shape but with an irregular boundary extending to approximately 3 hectares (7.4 acres).

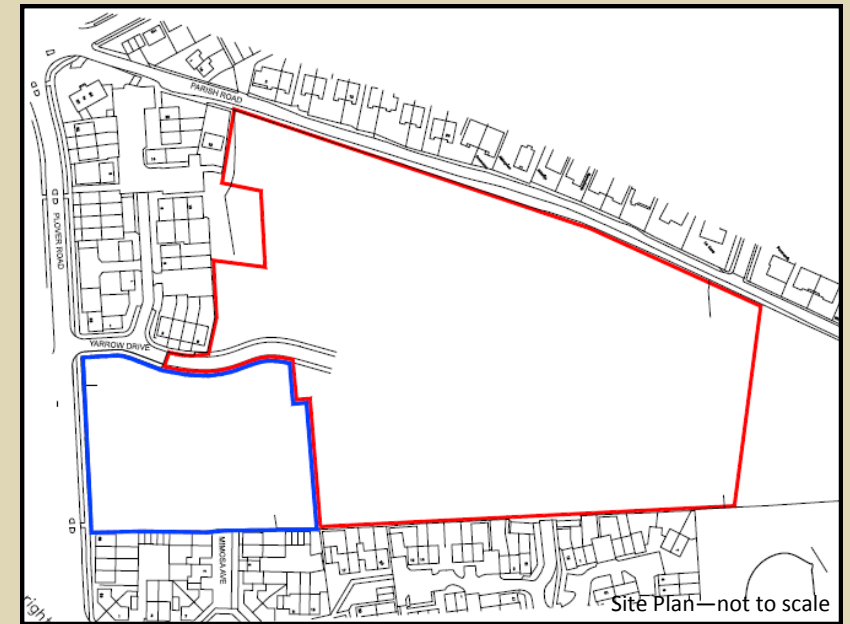
The site slopes gently down from the south east to the north west and currently contains rough scrub and unimproved grassland.



# Planning and Section 106 Agreement

The outline planning application was for “a residential development with associated landscaping, parking and public open space (with all matters reserved other than access into the site)” (planning reference 15/507059/OUT). At the planning committee meeting on 30th June 2016 it was resolved to grant planning permission subject to agreeing the Section 106.

The proposed Section 106 Agreement includes no affordable housing requirement. There are various contributions required and the detail of these is set out in the Committee Report 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 indicative layout shows 97 dwellings with a spine road extending from Yarrow Drive and a circulatory route throughout the site culminating in two turning heads. The pattern of development is conventional and designed to complement existing housing in the immediate vicinity.





## 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.

However, a detailed assessment has been carried out and full details of the utility information is available as part of the additional information.

## Additional Information

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

- Committee Report
- Design and Access Statement
- Various Plans
- Flood Risk Assessment
- Desk Based Archaeological Assessment
- Desk Top Contamination Assessment
- Services report
- Transport Assessment
- Study into Options for Foul Drainage
- Noise Assessment Report
- Ecological Assessment
- Planning Statement

### ILLUSTRATIVE DRAWINGS



## Tenure and VAT

The freehold interest in the land is offered for sale.

The land is not elected for VAT at this stage.

## Method of Sale

Offers are invited on an unconditional basis (subject to contract only). Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG.

In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for including s106 costs;
3. Details of due diligence required prior to exchange of contracts;
4. Confirmation of funds;
5. 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.

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Prices and rents quoted in these particulars may be subject to VAT in addition.

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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.

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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)

**Mark Linington** MRICS

**01622 691911**

**[m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk)**

**Mid Kent Office**

RPC Land & New Homes Ltd

89 King Street

Maidstone, Kent, ME14 5BG

Tel: 01622 691911

