

DEVELOPMENT SITE WITH FULL PLANNING FOR 6 DWELLINGS

Full Planning Permission for **6 Dwellings** in the picturesque village of Ospringe on the edge of Faversham



For identification purposes only
Not to scale



Queen Court Barns

Offers invited for the freehold interest

Water Lane, Ospringe
Kent ME13 8UA

For Sale

Summary

Located in the heart of the small village of Ospringe, the proposed development comprises an attractive barn style scheme of 6 dwellings with 4 no. 4 bed houses and 2 no. 3 bed houses designed in a courtyard style with 3 car barns for parking. The scheme is set back from the main road and includes a large area of green community space some of which will be transferred to the local town council.

The site is offered for sale on an unconditional basis with offers invited.

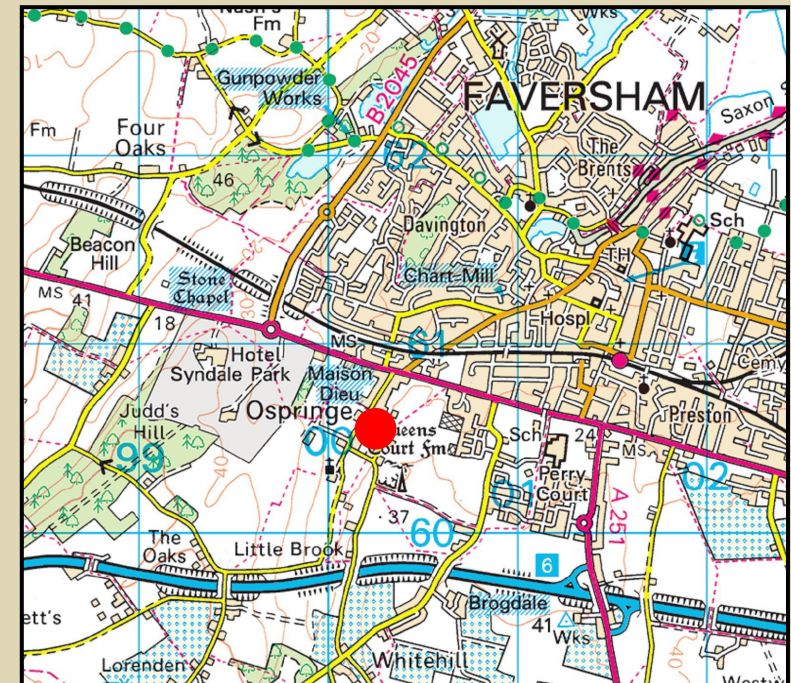
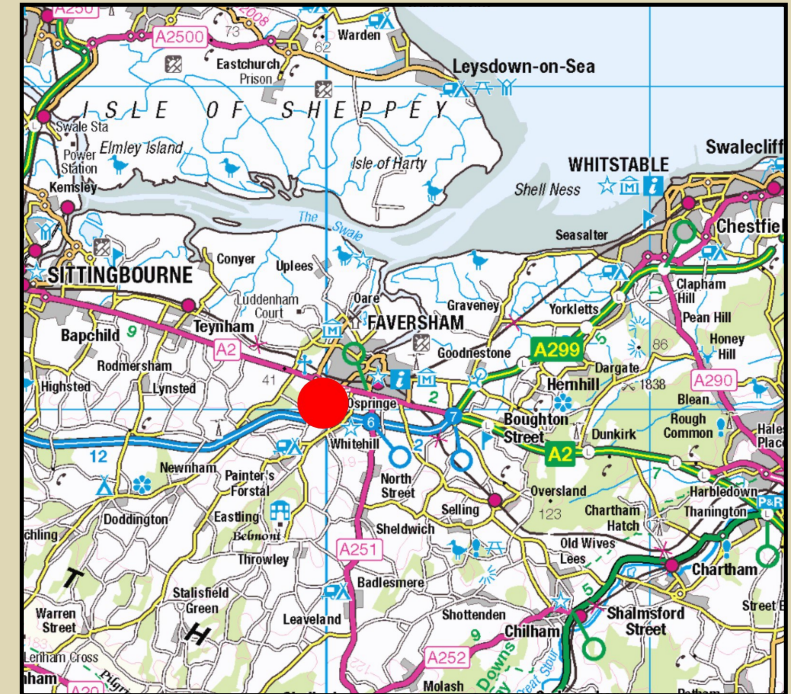
Location

The property is situated in Ospringe, to the south of the A2 within easy reach of Faversham's mainline railway station and the thriving medieval town centre with its wide range of high street shops and independent retailers. The town also offers excellent education and leisure facilities with an indoor and outdoor swimming pool, a cinema, a museum and numerous pubs and restaurants. Junction 6 of the M2 lies 1.5 miles to the east and the station is 1.1 miles from the site. Trains to London St Pancras take just over one hour from Faversham.

Description and site area

The site is located to the east of Water Lane and to the south and west of Mutton Lane. The site comprises a group of disused agricultural buildings and open land a short distance to the south of the Primary School and just to the north of the historic Church.

The site extends to approximately 3.7 acres (1.5 hectares).



Land to be Sold and Access

The Plan shows the area of land being offered for sale. Part of the open space area fronting Water Lane will be transferred to Faversham Town Council and details can be found in the S106 Agreement. A new access will be constructed from Water Lane into the site.

Tenure and VAT

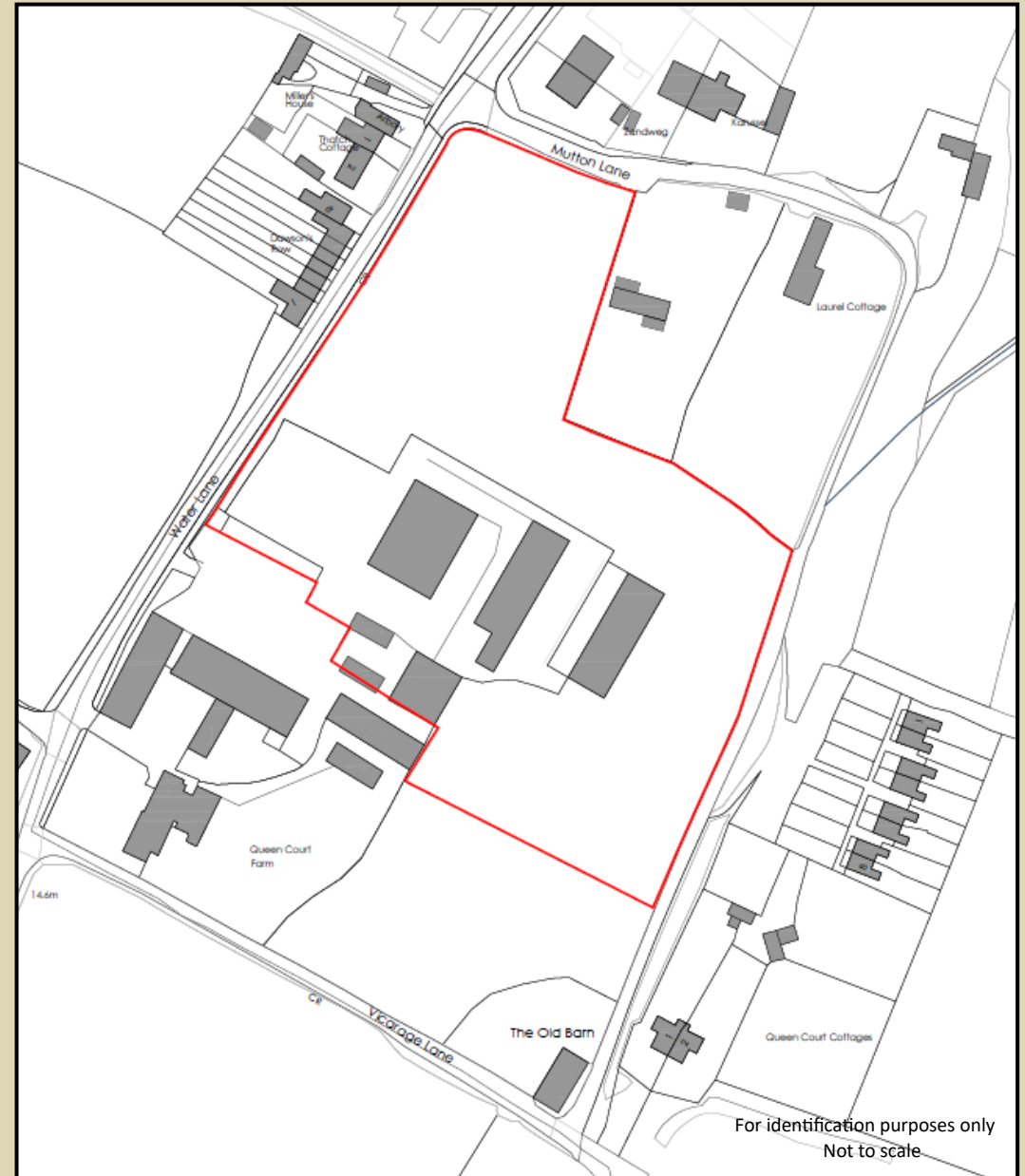
The freehold interest in the land is offered for sale. VAT will **not** be chargeable on the sale price.

Planning

Full planning permission was granted on 4th December 2025 for the *'Erection of new barn development for 6no. dwellings, parking barns, cycle/bin storage, waste water pumping station, new vehicular and pedestrian access, reuse of Victorian outbuilding for storage, new permissive footpath link, hard and soft landscaping works, communal and community open space.'* The only contributions due under the S106 Agreement are a SPA Mitigation Contribution of £2,024.94 index linked and a £1,000 Monitoring Fee.

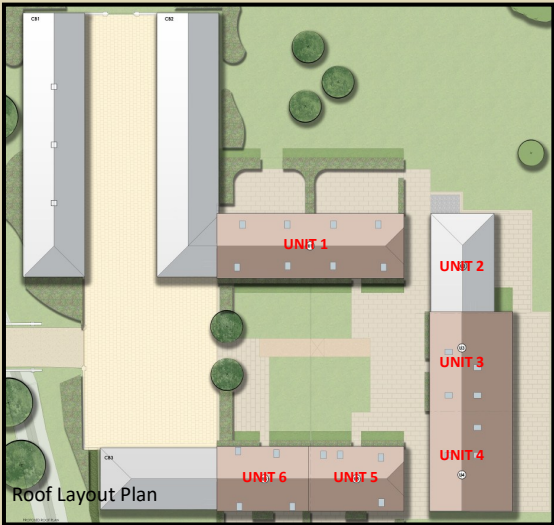
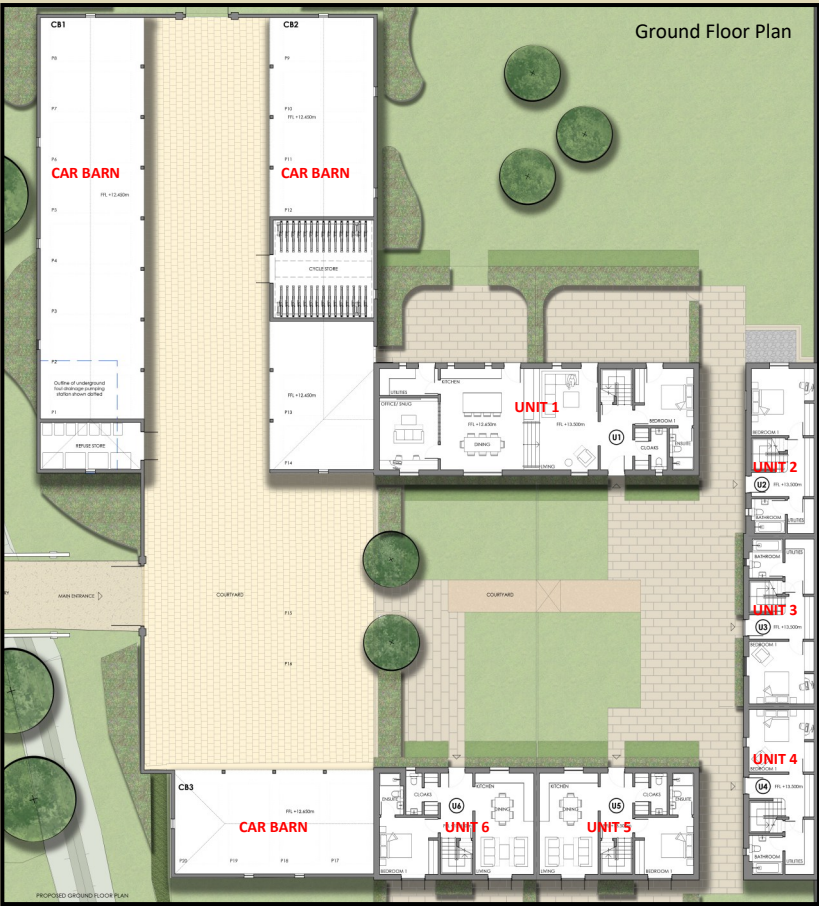
Services

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.



Development Proposals

The layout of the scheme comprises a mix of 6 dwellings located around a central courtyard with a mix of 4 no. 4 bed houses and 2 no. 3 bed houses. A new vehicular access from Water Lane will provide access into the gated development and its car barns. A total of 20 car parking spaces will be provided which includes 3 spaces per dwelling and 2 visitor spaces. There is a large area of open space and a part of this will be transferred to Faversham Town Council.



Accommodation Schedule

Plot No	Type	Beds	Size (sq ft)
1	House	4	2,289
2	House	3	1,114
3	House	4	1,680
4	House	4	1,680
5	House	3	1,128
6	House	4	1,136

Additional Information

The following information, inter alia, is available from our website www.rpcland.co.uk

- Planning Consent Notice
- All Plans
- Design & Access Statement
- Air Quality Assessment
- Arboricultural Impact Assessment
- Ecology Report
- FRA & Drainage Strategy
- Landscape & Visual Appraisal
- Transport Statement
- Section 106 Agreement

Method of Sale

Offers are invited for the freehold interest (subject to contract only). Offers to be submitted on the basis of exchange taking place within 28 days of acceptance of an offer. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk

In submitting a proposal please provide details as below:

1. Offer price for the property.
2. Details of any abnormal costs allowed for.
3. Details of 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.

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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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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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