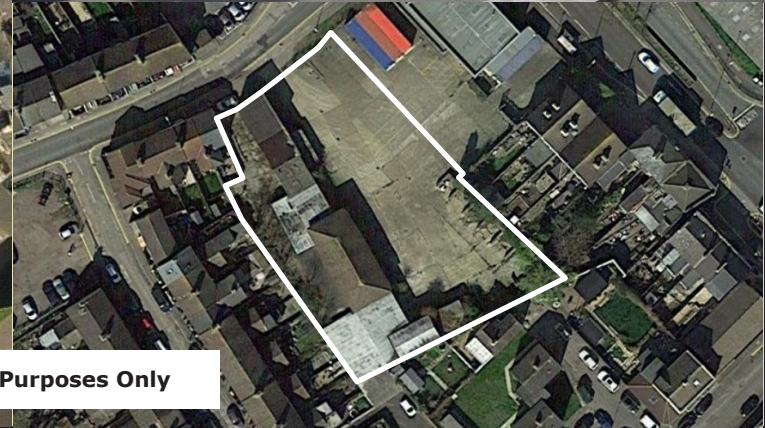


Town Centre Residential Development Site

Benefiting from a Member Resolution to Grant Planning for a 100% private tenure scheme of 40 no. apartments that comprises 12 no. 1 bed units and 28 no. 2 bed units



All For Illustrative Purposes Only

Site Adjacent to Graham Plumbers' Merchant

Construction House
Coombe Valley Road
Dover, CT17 0EN

For Sale

Location

The site is located under one mile from Dover town centre, which offers a good range of local shops and services as well as the new St James and Leisure Park with it's large Next store, M&S Foodhall, Nando's and Cineworld cinema. A little further to the south is Dover Marina and the De Bradelei Wharf factory outlet shop. Opposite the site on Cherry Tree Avenue is an Aldi supermarket.

The site is under a mile from Dover Priory Station which offers regular services to various London stations including a High Speed service to London St Pancras with a journey time of around 1 hour 15 minutes.

The site is around 2 miles south of the A2 at Whitfield and junction 2 of the M25 is around a one hour drive to the west. The M20 can be joined at Folkestone around 10 miles to the west and junction 5 of the M25 is also around an hour via the M20 & M26.

Site Description

The site is c. 0.24 ha (c. 0.6 acres) in size and has a road frontage of around 28m to Coombe Valley Road. The site broadens to around 40m in depth further into the site. It is a disused commercial site formerly occupied by a Plumbers' Merchant with a relatively modern retail warehouse on the corner of London Road and Coombe Valley Road and a range of associated buildings, of various quality, to the rear separated by a large area of hardstanding. The site has been split and the modern retail warehouse to the corner frontage is to remain, while the rear buildings are to be demolished to make way for the sites redevelopment. There are currently two vehicle crossovers onto the site from Coombe Valley Road.

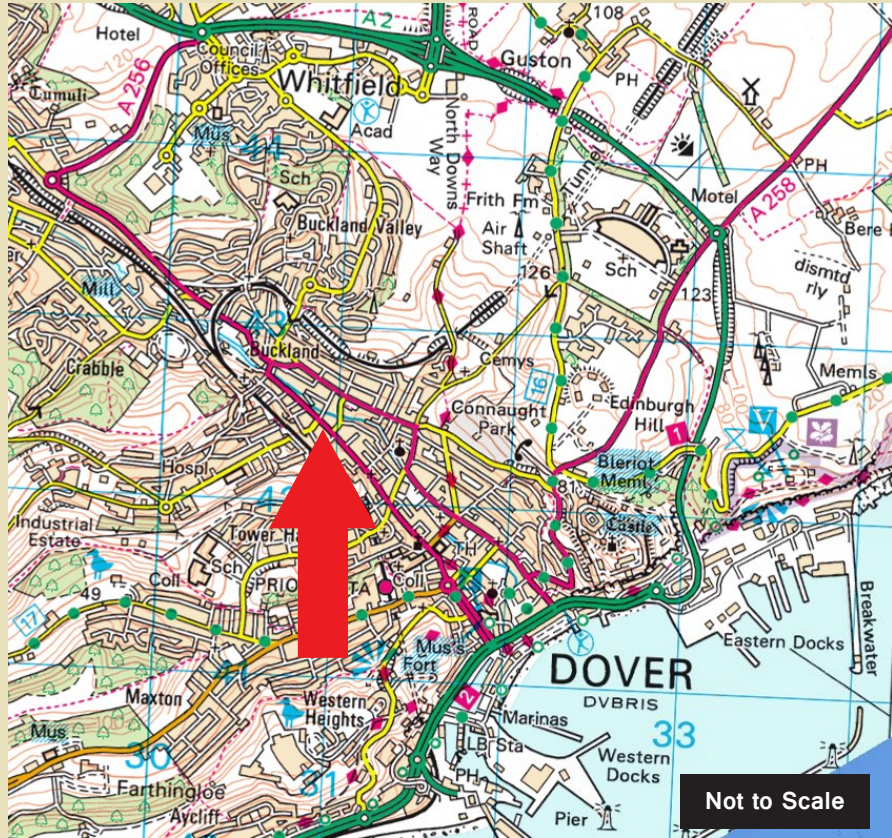
The area is mixed use in character. The local residential development is predominantly older style terrace housing with more recent flatted schemes opposite. Further along Coombe Valley Road are a number of more modern apartment developments that have been constructed within the last few year that have significantly aided the regeneration of the whole area.

Planning & Proposed Scheme

A Member Resolution to Grant Planning Permission subject to the Section 106 Agreement was made at Planning Committee on the 12th August 2021 under planning reference DOV/20/01237. The proposal was for the erection of a four-storey building incorporation 40 no. apartments with new vehicle access, parking and landscaping at the rear of the site. There is no requirement for any affordable housing and the whole scheme is of private tenure.

The scheme shows a single apartment block with three core stairwells. To the front of the block are the bin stores and parking for 28 no. vehicles. To the rear is a shared landscaped garden area for the sole use of the occupiers, which is accessible from each core. In keeping with the materiality of brick in the surrounding area, the building proposal is predominantly clad in a darker brick finish. The top floor is inset to reduce the massing impact on Coombe Valley Road.

The ground floor apartments all have their own direct front doors. All the apartments show an open plan kitchen/dining/living area and a number of the larger 2 bed apartments have en-suite facilities to one of the bedrooms.



Proposed Schedule of Accommodation

Floor	No. of Units	Beds	Size (m2)	Size (Sqft)
Ground	2	1	50	538
	7	2	70	753
	1	2	75	807
First/Second	4	1	50	538
	2	2	60	646
	5	2	70	753
Third	2	1	50	538
	6	2	70	753

Section 106 Agreement

The Section 106 Agreement has been drafted and is currently awaiting engrossment. The contributions total £71,178.36 made up of the following:

County Council Contribution:	£21,575
District Councils Costs:	£880
NHS Contribution:	£26,280
Public Open Space:	£20,085
SPA Contribution:	£2,358.36

All these contributions are payable prior to the occupation of the first dwelling at the development except the SPA Contribution which is payable on commencement of the development.

Further Information

Full details including all the plans, drawings and reports associated with the planning application are available to download at www.rpclandandnewhomes.co.uk.

Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure the availability and sufficient capacity at the site in order to service any proposed development.

VAT

It is understood that VAT will not be applied to this transaction.

Viewing Arrangements

The site is secured, but it is possible to see most of the site from the public highway. If you would like a more detailed inspection of the site and existing properties prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142 to make the arrangements.

Offers

Offers are invited on a unconditional basis, subject to contract, only.

All offers must be made in writing on or before the closing date.

All offers **MUST** include a complete description of any site due diligence that will be required prior to an exchange of contracts. In addition, evidence will be required to demonstrate that funds are available to complete the transaction.

The closing date for offers is **Friday 25th February 2022**.

The vendor is not obligated to accept the highest or any bid made.

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes

155 High Street

Rochester

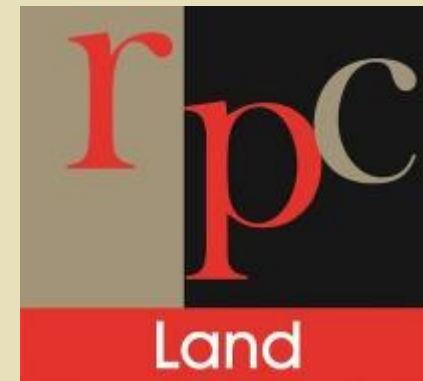
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Tel: 01634 835900

Mob: 07904 372142

Email: g.dowd@rpclang.co.uk



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