

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



Exciting Development Opportunity with Outline
Planning Consent for up to 63 units on the edge of
Kentish Village on the Isle of Sheppey

Land north of Lower Road,
Eastchurch, Isle of Sheppey,
Kent ME12 4DE

Site Description

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The site is approximately 7.30 hectares (18.03 acres) of agricultural land and is situated on the north western edge of the village of Eastchurch. To the south of the site is a new development of 15 units and Lower road (A2500). Whilst to the east is Dickson's playing fields.

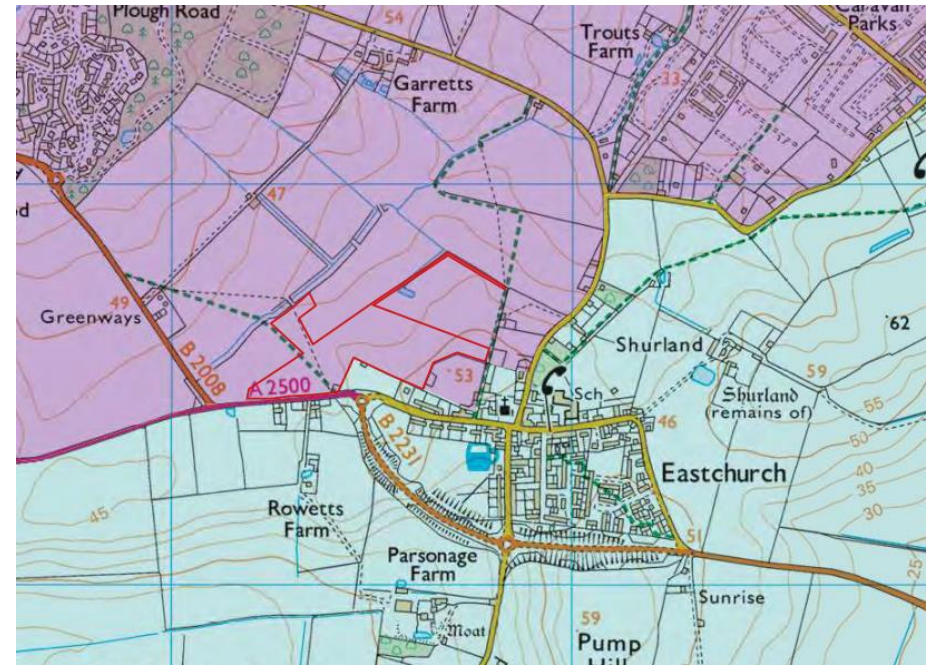
Eastchurch is located on the Isle of Sheppey, Kent within Swale District. The centre of Minster-on-Sea lies approximately 2 miles west of Eastchurch, with Leysdown-on-Sea approximately 3 miles to the east. Situated to the north of Eastchurch is Shurland Dale Holiday Park.

The village benefits from a number of important community services and facilities, including a 15th century Church, Post Office, doctors surgery, primary school, dentist, convenience store and a couple of pubs. There are also sports and recreation facilities within the village, one of which borders the site.

The large village of Minster-on-Sea provides several schools and a small range of local shops and services including several public houses. Further shopping, including a large Morrisons, supermarket, Costa Coffee and other national retailers can be found at the new Neat's Courts retail park.

For rail travel there is Queenborough station and by changing at Sittingbourne, this service provides regular travel to several London stations, including London St Pancras with a journey time of around 1 hr 15 minutes.

The Isle of Sheppey also benefits from a number of attractions including several beaches, a couple of National nature reserves and number of museums, including Eastchurch Aviation Museum.



Planning

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Outline planning permission has been granted, at appeal, for the development of up to 63 dwellings and all necessary supporting infrastructure including internal access roads, footpaths and parking, open space and landscaping, drainage, utilities and service infrastructure works. All detailed matters are reserved for subsequent approval except for access to Lower Road in accordance with the terms of the application Ref [21/505041/OUT](#), subject to conditions, as outlined in the appeal dated 16th January 2025 Appeal Ref: APP/V2255/W/23/3334312.



Sales and Viewing Information

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Agents' Note

The Vendor will reserve rights of access and to connect to services for the benefit of their retained land.

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

The Vendors have elected to charge VAT.

CIL/S106

Refer to Legal Agreement in Data Room.

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. 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
- Previous track record of similar purchases.

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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