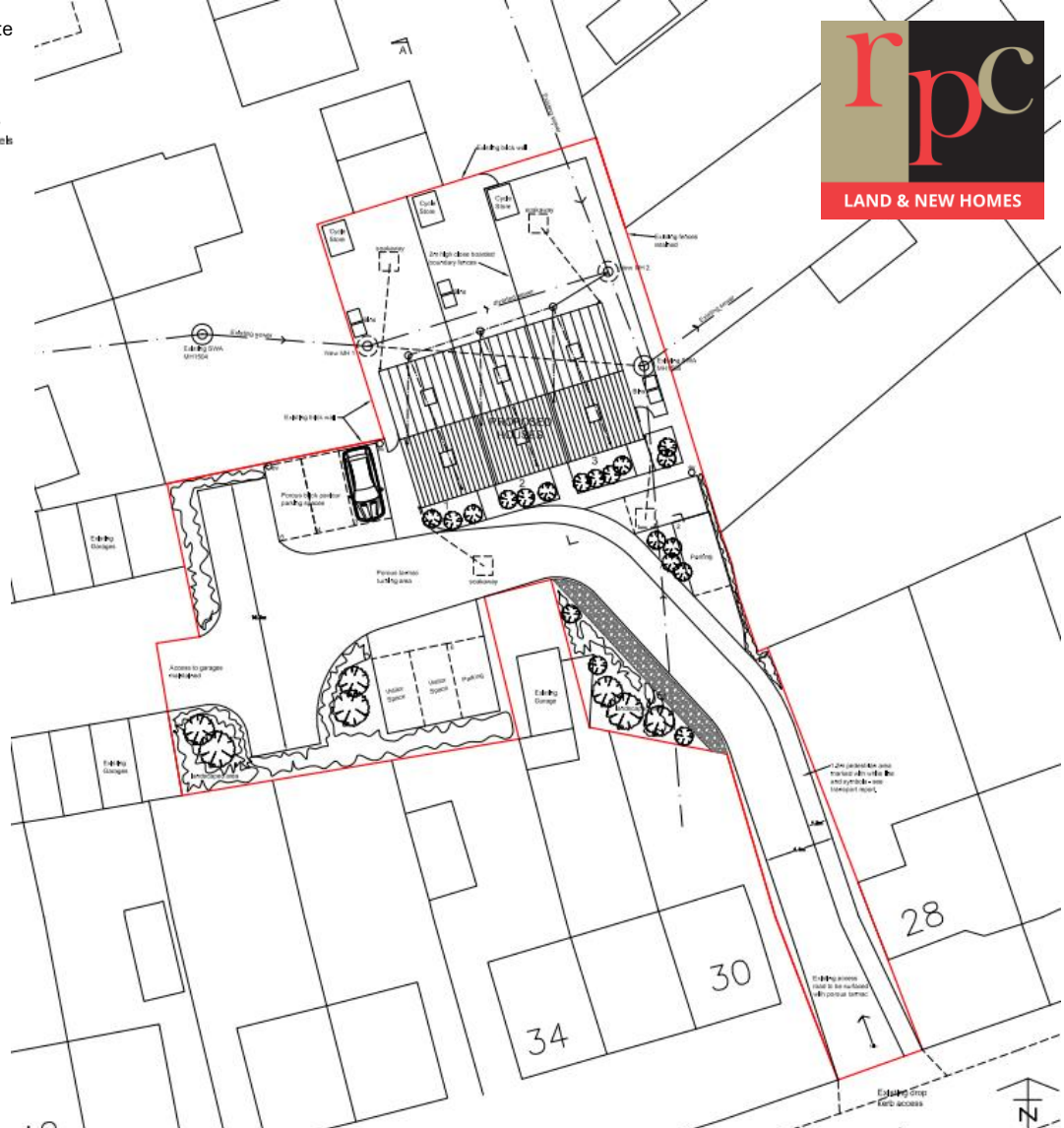


All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

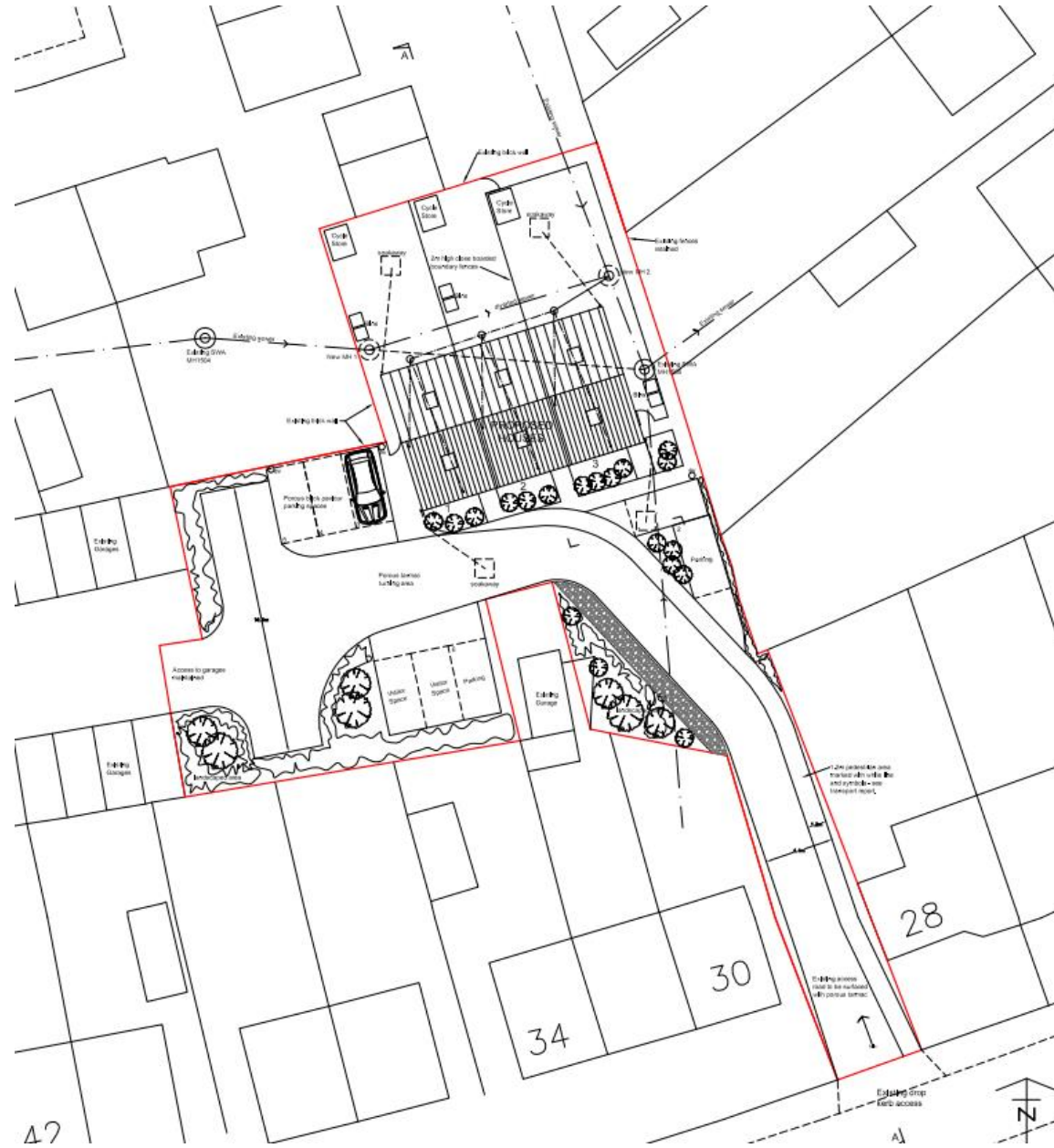


Exciting Development Opportunity for Three Dwellings with Planning Consent In Strood Kent

Land Rear Of 30-38 Iden Road Strood Kent ME2 4PH

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The Medway Towns boasts a wide range of amenities, such as shops, pubs, restaurants and schools, both public and state, including Grammar Schools. Other attractions include Chatham Dockyard, Upnor Castle, as well as both Rochester Castle and Cathedral.



# Planning

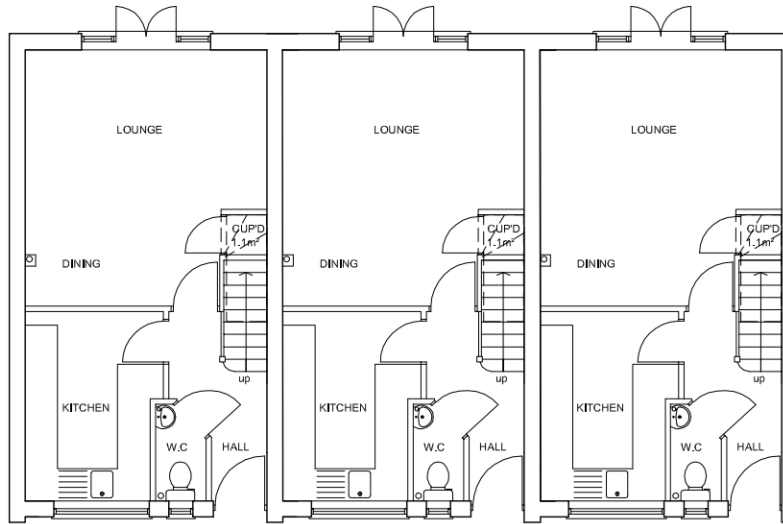
All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

## Relevant planning history

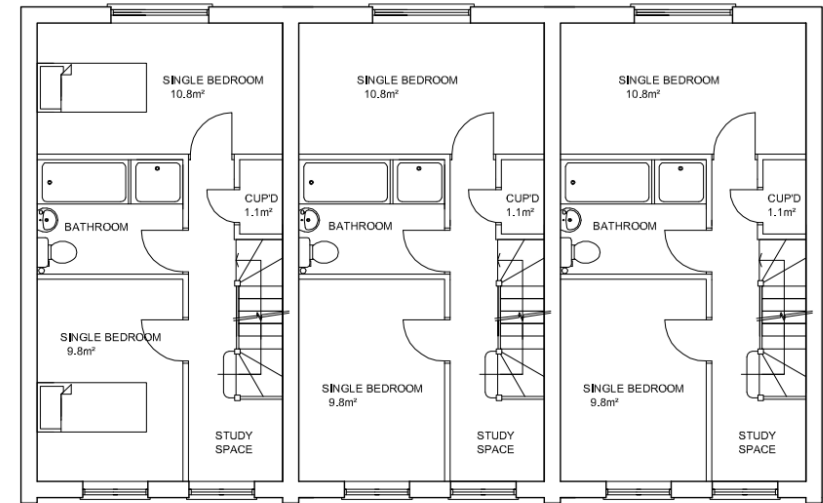
**MC/01/1086** – The site historically had consent for the *Outline approval for a bungalow and garage*

**MC/23/0138** – The site has planning Consent for the *Construction of a terrace of 3 dwellings with associated access and parking.*

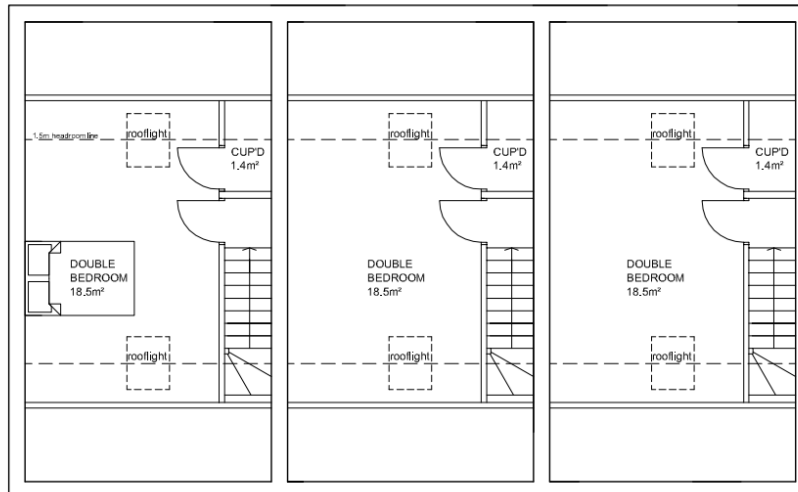
## 3 Bedroom, 3 Storey Houses – GIA 94.1 sqm and 1012.8 sqft



PROPOSED GROUND FLOOR PLAN  
37.80m<sup>2</sup>



PROPOSED FIRST FLOOR PLAN  
37.80m<sup>2</sup>



PROPOSED LOFT PLAN  
18.50m<sup>2</sup> (above 1.5m)



PROPOSED FRONT ELEVATION (SOUTH)



# Sales and Viewing Information

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

## 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

TBC

## CIL/S106

TBC

## 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](mailto: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.

## Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

# Agent Details

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Peter Bowden

01732 363633

[p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)



## Misrepresentation Clause

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

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