

# Consented Residential Development Site

Outline Planning Permission approved for up to **62 Private Dwellings** in Minster



Proposed site layout

## The Slips

Scocles Road  
Minster-on-Sea  
Kent

**For Sale**

## Summary

Located in a popular part of Minster this site has outline planning permission for up to 62 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 in the popular Isle of Sheppey residential area of Minster. Ebbsfleet International is around 30.6 miles from the site and is around 19 minutes to London St Pancras. Sittingbourne High Street is around 8.8 miles from the site which has a wide range of shops and amenities.

Minster has a wide range of shops in close proximity to the site, which includes a supermarket, convenience shops and other amenities.

Sheerness Golf Club is approximately 2.3 miles from the site. The Isle of Sheppey has a wide range of schools which includes, the ASIS Academy which is around 1.2 miles from the site. The Minster in Sheppey Primary School is approximately 0.6 miles from the site and the West Minster County Primary School is around 3.5 miles from the site.

## Site Description

The site which we understand is approximately 6.8 acres, is generally level and mainly formed of grazing land with an existing building with a pond located towards the north of the site.

We understand the site will be accessed off Scocles Road. The site has the benefit of outline planning permission for up to 62 private dwellings with a signed S106. The proposed planning is a mix of two, three, four and five bed private houses. Within the unit scheme there is provision for 13 self build plots located at the south east of the site which is marked with the red outline.

## S106

The S106 was completed 08/08/2018– and we understand covers costs of circa £443,841 plus monitoring fees of £19,839. In addition there are obligations to construct an offsite footpath and gateway in Scocles Road and 30 mph order.

## Planning Information

Planning was granted by Swale Borough Council (subject to S106) on 14/08/18 under ref 16/508117/OUT for a “outline application (with access being sought) for up to 62 dwellings including vehicular access” Please note this application is for 62 private dwellings including self build but with no affordable provision.

<https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OH4ZUBTYIDH00>

## Unit Type Schedule (49 private dwellings)

8 x 2 Bedroom Houses

33 X 3 Bedroom Houses

7 X 4 Bedroom Houses

1X 5 Bedroom Houses

## Self Build units (13 self build plots)

5 x 3 Bedroom Houses (self build plots)

5 X 4 Bedroom Houses (self build plots)

3 x 5 Bedroom Houses (self build plots)



**All Images For Information Only**

## VAT

To be advised

## 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.rpclandandnewhomes.co.uk/land-for-sale](http://www.rpclandandnewhomes.co.uk/land-for-sale)

- Committee Report
- Design and Access Statement
- Various Plans
- Flood and Water Management Report
- Ecological Assessment
- Utilities Report
- Signed S106
- Study into Draft Options for Foul Drainage
- Proposed Footpath
- Visibility Splays

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.



All Plans for information Only

## Method of sale

Offers are invited on an unconditional basis (subject to contract only). Bids must be addressed to RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB.

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.

**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.**

## Misrepresentation Clause

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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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## Agent Details

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### West Kent Office

RPC Land & New Homes Ltd

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