



Exciting Development Opportunity with Outline  
Planning Consent for up to 16 Dwellings in  
Sittingbourne

Land At Tonge Road  
Sittingbourne Kent ME9 9BD

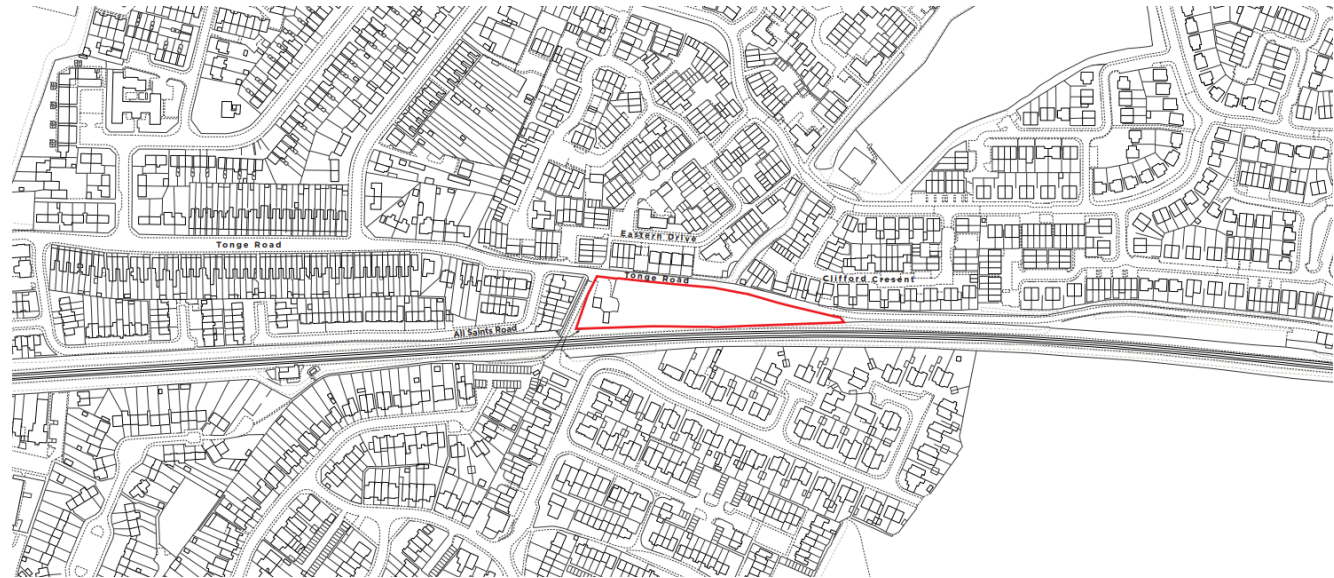
# Site Description

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

The site is located within Murston Sittingbourne and is situated between Tonge Road and the Chatham Main Line. It is roughly triangular in shape and extends circa 0.48ha. The Site primarily comprises a yard area and a grazing paddock. The yard is positioned at the wider, western end of the site and benefits from vehicular access onto Tonge Road. To the West the site is bound by a footpath that connects Tonge Road to Peel Drive via an underpass of the railway line. From the widest point, the site narrows in an easterly direction.

The town centre is approximately 1 mile to the west, and Sittingbourne Railway Station is just over 1.1 miles away. Sittingbourne offers direct trains to London Victoria in just over 1 hour. Alternatively, road travel is available via the A249, M2 and Motorway network.

Sittingbourne also boasts number of reputable schools, including grammar schools. Shopping Facilities can be found at Sittingbourne Retail Park, Maidstone and Rainham offer additional shopping and leisure facilities. Furthermore, there is Milton Creek Country Park, which offers around 128 acres of green space.





# Planning

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On the 5<sup>th</sup> July 2023 Ref: [22/503418/OUT](#) was granted for: *Outline Application with access matters sought for the development of up to 16 dwellings and all necessary supporting infrastructure including internal access roads, footpaths and parking, open space and landscaping, drainage, utilities and service infrastructure works. (Matters of appearance, landscaping, layout and scale are reserved for future considerations except for access to Tonge Road.)*



# Sales and Viewing Information

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## 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

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 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

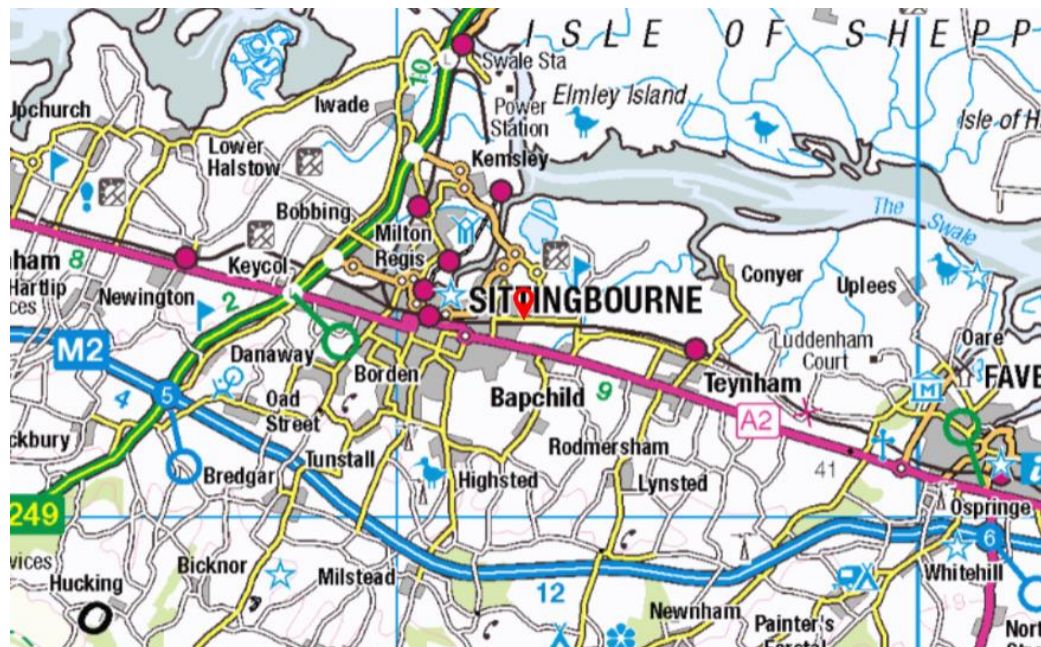
# Agent Details

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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 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.

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