

# Development site with planning for 14 houses

Detailed planning for 8 detached and 6 semi-detached Passive Houses

Approximately 3.6 acres (1.45 hectares)      **Confidentially Available**



Former Silver Sands Garden Centre

Staple Street  
Near Faversham  
Kent ME13 9HZ

**For Sale**



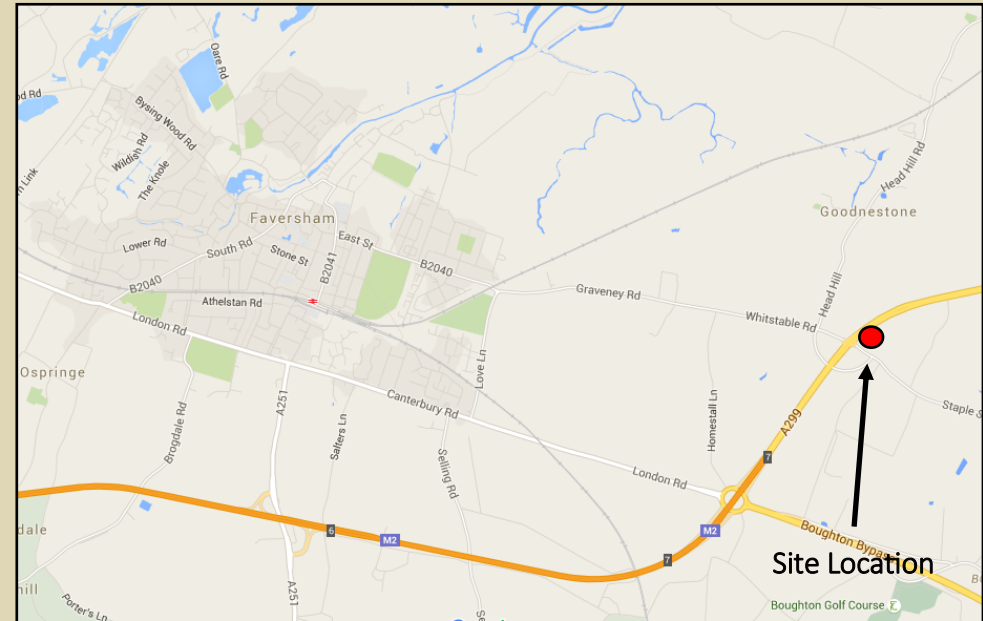
## Location & Description

The site is located east of Faversham (2.8 miles) and south of the village of Goodnestone (1 mile). The site lies in the open countryside on the eastern side of the A229 Thanet Way, just north of the junction with the B2040 Whitstable Road and Staple Street and measures 3.6 acres.

The Silver Sands Nursery and Garden Centre previously occupied the site, however, the existing buildings have been demolished and leaving a few structures or remnants of the demolished buildings distributed across the site.

The proposed is an innovative scheme with full planning permission for 14 luxury and sustainable Passive houses close to Faversham, which has excellent travel links to London by road and rail. There is a high demand for quality homes in the area and the scheme is fully supported by Swale Council and has been welcomed as the largest private Passive scheme in the UK.

Please note that if required a full team of experienced architects, suppliers and builders to Passive house standards is available and would be very happy to work with a developer on this project if required.



## Planning

Swale District Council have granted detailed planning consent for the development of 14 Passive Houses on the site (planning reference: 15/505190). We are currently awaiting the decision notice.

The consent allows for 6 semi-detached houses, each with a single garage and driveway; 8 detached houses with double garages and drives. The scheme also includes significant buffer zones along the site boundary and a communal woodland area in the centre.

The proposed consent includes a S106 which includes CIL payments totalling £17,752. The site does not need to provide any affordable provision.

## Proposed schedule of accommodation

3 Units :	Semi-detached 3 bedroom houses of	1,782 sq ft
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3 Units :	Detached 4 bedroom houses of	1,785 sq ft
3 Units :	Detached 3 bedroom houses of	1,534 sq ft
2 Units :	Detached 5 bedroom houses of	2,027 sq ft

**Total of 14 Units**



## Method of Sale

The freehold site is offered to the market with unconditional offers invited.

Please note that VAT is payable on the purchase.

## Agent Details

For further information please contact RPC or visit our website at [www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk)

Viewing is by appointment only, please call to arrange a suitable time.

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