

# QUALITY RESIDENTIAL DEVELOPMENT SITE

Outline Planning Permission for 142 dwellings comprising 88 houses and 54 apartments

Located close to station, town centre and beach in the increasingly popular town of Deal



Land at Albert Road

Closing Date for Offers: 2nd June 2017

Deal  
Kent

**For Sale**



# Summary

Located close to the centre of Deal the site has outline planning permission for a mixed use scheme including 142 dwellings (167,057 sq ft). Quinn Estates will be developing the commercial elements which include retail, a nursery and an innovation centre. The spine road through the development is under construction and will be completed by Quinn Estates. The land for sale includes the housing which comprises 88 dwellings and 54 apartments. A considerable amount of technical and other information is available as outlined below.

## Location

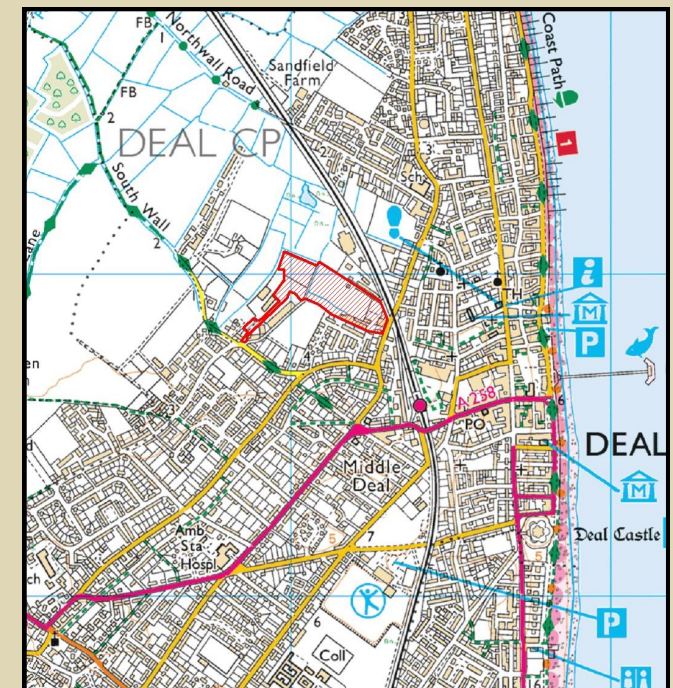
Deal is located along the east coast of Kent, approximately 7 miles to the north of Dover and 5 miles south of Sandwich. The local road network connects to both the A2 and A256 which in turn lead on to the regional motorway system. The site is located on the western edge of the built area although in a central position with easy access to Deal Station (250 metres from the site), the town centre (700 metres) and the beach (600 metres). Deal provides a wealth of amenities including schooling, retail and recreational activities. Deal railway station offers high-speed rail services (approximately 82 minutes) to London St. Pancras.

## Description and site area

The site has been cleared and construction has started on the spine road which runs through the site and accesses from Albert Road to the east and Southwall Road in the south western corner. The site is surrounded by a mix of housing, commercial and agricultural land. The total site extends to approximately 4.7 hectares (11.6 acres).

## Land for Sale

The area of land shown for housing on the illustrative layout plan (overleaf) is offered for sale. The precise boundary of the land to be agreed with Quinn Estates.





# Development Proposals

Access is gained via a new entrance-way from Albert Road and via an existing entrance on Southwall Road with a 6.1m wide road linking the two points of entry. Access to housing and other areas of the proposed site will then join this roadway. There will be a retail outlet fronting Albert Road with flats above and the main area of housing lies behind this building and occupies the northern section of the site. The apartments are located in the north western part of the site and there is a central open space area within the housing section. All the houses will be 3 storey in design with parking at ground floor level and living accommodation on the first and second floors. The main route through the site is fixed and the housing areas are shown for illustration purposes only with some flexibility on design, layout, units size, mix and appearance. The innovation centre and nursery are located off the southern access road into the housing area.



# Planning and Section 106 Agreement

The outline planning application was 'for a mixed use development incorporating 142 residential units, 960 sq m of A1, 280 sq m of D1, and a link road between Albert Road and Southwall Road (some matters reserved)' (planning reference DOV/15/01290). The Section 106 Agreement sets out various contributions amounting to £302,611. There will be a viability assessment made at the Reserved Matters stage to determine whether these contributions alter. It has been agreed in principle that there will be no affordable housing requirement on site although an affordable housing contribution may be required dependent upon the outcome of the viability assessment. Bidders are advised to assume a contribution for affordable housing of £600,000 in addition to the aforementioned S106 costs.

## Services

Quinn Estates are in the process of providing services to the site and it can be assumed that there will be no off-site service costs when submitting a bid.

## Additional Information

The following information, inter alia, is available from our website

[www.rpcland.co.uk](http://www.rpcland.co.uk).

- Planning Decision Notice
- Section 106 Agreement
- Design and Access Statement
- Flood Risk Assessment
- Geo-Environmental Investigation
- Arboricultural Impact Assessment
- Ecological Appraisal
- Air Quality Assessment
- Topographical Survey
- Travel Plan Framework
- Noise Assessment
- Various Plans

## Tenure and VAT

The freehold interest in the land is offered for sale.

The land is elected for VAT.





## Method of Sale

Offers are invited by way of an informal tender on an unconditional basis (subject to contract only). The deadline for the receipt of bids is 12 noon on Friday 2nd June 2017. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG.

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.

## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

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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Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

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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## Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at [www.rpcland.co.uk](http://www.rpcland.co.uk)

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