

Lot 70

Auction Date:
6th February 2025

Planning For Development Of 32 Flats And Lapsed Planning For Care Home

📍 419-421 Walderslade Road, Chatham, Kent, ME5 9LL

GUIDE PRICE

£1,000,000 - £1,200,000* + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Land with Planning

TENURE

🏠 Freehold

KEY FEATURES

- ✓ Planning for 32 flats
- ✓ Lapsed planning for a care home
- ✓ Opposite local amenities

A pair of adjacent sites, located opposite local amenities with good access to Junction 3 of the M2, Medway towns and Maidstone, have been granted Planning Permissions for the development of 32 apartments (18 one-bedroom and 18 two-bedrooms). The Permitted plans have undercroft parking on the ground floor with residential accommodation on the first, second, third and fourth floors with the majority of the flats having a roof terrace or a balcony.

There is an alternative scheme at 419 Walderslade Road for the construction of a 32-bedroom Care Home and parking with the potential to revise the Planning at 421 Walderslade Road for a similar scheme for a Care Home, subject to all necessary consents being obtainable.

PLANNING PERMISSION

419 WALDESLADE ROAD

Planning Permission has been granted by Medway Council under reference: MC/20/1632, dated 16th November 2022, for construction of 18 flats comprising nine one-bed units and nine two-bed units over five storeys with associated car parking and bin stores, subject to conditions.

Planning Permission was previously granted under reference: MC/18/0207, dated 21st November 2018, for construction of a new 32-bed Care Home with associated landscaping and parking, subject to consents. We understand this Planning Permission has now lapsed.

421 WALDESLADE ROAD

Planning Permission has also been granted under reference: MC/22/1863, dated 19th April 2023, for construction of a five storey block of 18 apartments with the creation of new access, parking, surface water drainage and earth works/demolition of existing bungalow, subject to conditions.

Copies of the Planning Permissions and accompanying documents may be downloaded from the Local Planning Authority website, medway.gov.uk. Tel: 01634 331700.

EPC RATING D

COUNCIL TAX BAND E

PROPOSED ACCOMMODATION

419 WALDESLADE ROAD

GROUND FLOOR

Undercroft parking, bin and cycle stores. Plant room.

FIRST FLOOR

FLATS 1, 3 & 4

Entrance hall, living room/kitchen, bedroom and bathroom with W.C.

FLAT 2

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

SECOND FLOOR

FLATS 5, 7 & 8

Entrance hall, living room/kitchen, bedroom and bathroom with W.C.

FLATS 6, 9 & 10

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

THIRD FLOOR

FLAT 11, 12 & 13

Entrance hall, living room/kitchen, bedroom and bathroom with W.C.

FLAT 14 & 15

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

FOURTH FLOOR

FLAT 16, 17 & 18

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

421 WALDESLADE ROAD

GROUND FLOOR

Undercroft parking, bin, cycle stores and plant room.

FIRST FLOOR

FLAT 1

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

FLATS 2 & 4

Entrance hall, living room/kitchen, bedroom and bathroom with W.C.

FLAT 3

Entrance hall, living room/kitchen, two bedrooms and bathroom with shower/W.C.

SECOND FLOOR

FLAT 5, 9 & 10

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

FLATS 6 & 8

Entrance hall, living room/kitchen, bedroom and bathroom with W.C.

FLAT 7

Entrance hall, living room/kitchen, bedroom and bathroom with shower/W.C.

THIRD FLOOR

FLATS 11, 12 & 13

Entrance hall, living room/kitchen, bedroom and bathroom with W.C.

FLATS 14 & 15

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

FOURTH FLOOR

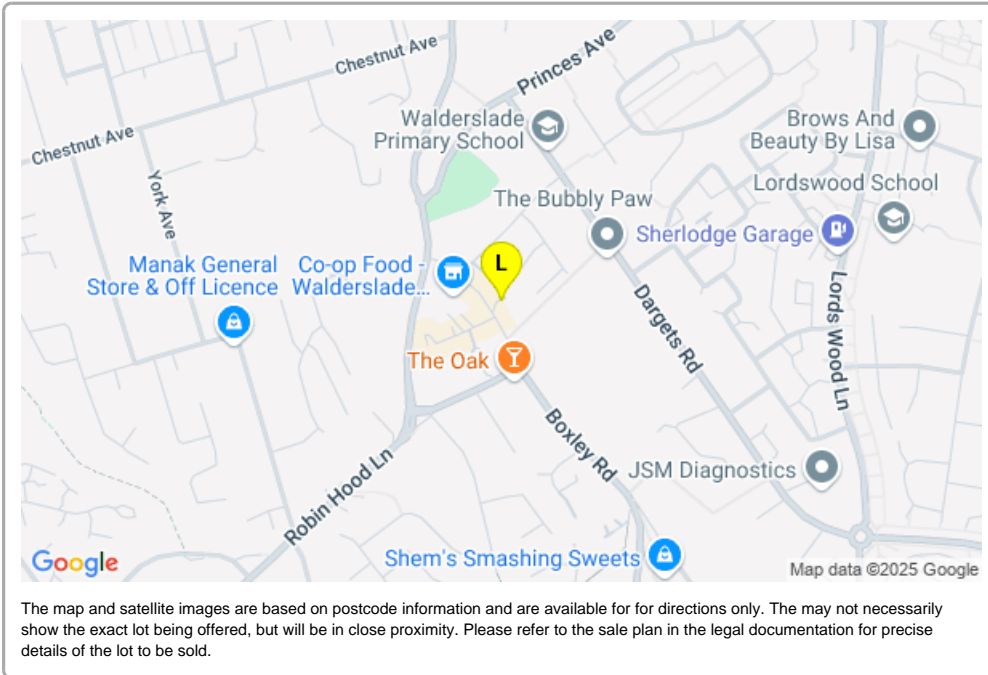
FLATS 16, 17 & 18

Entrance hall, living room/kitchen, two bedrooms and bathroom with W.C.

SITE MEASUREMENTS

The site extends to approximately 0.26 hectares (0.65 acres).

FREEHOLD WITH VACANT POSSESSION



Jon Rimmer/Chris Milne
on [01622 608400](tel:01622608400)

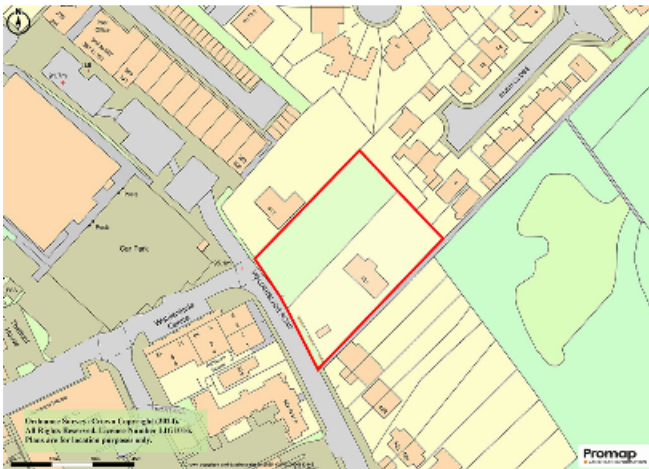
Joint Agents



RPC Land & New Homes
[01732 363633](tel:01732363633)

Additional Pictures





Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)