

EXCEPTIONAL RESIDENTIAL DEVELOPMENT SITE

Outline Planning Permission for **140 Dwellings** in a semi-rural setting on the edge of the very popular coastal town of Deal

Approximately 21.5 Acres (8.7 Hectares)



Land off Cross Road

Closing date for Offers - 8th November 2024

Walmer
Deal, Kent CT14 9LA

For Sale

Summary

Located in the prestigious area of Walmer on the outskirts of Deal this site has recently been granted outline planning permission for up to 140 dwellings and is now being offered for sale on an unconditional basis with offers invited on or before Friday 8th November 2024.

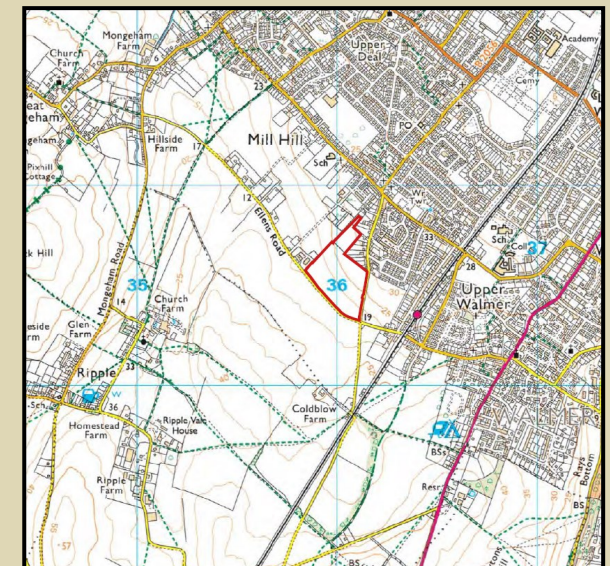
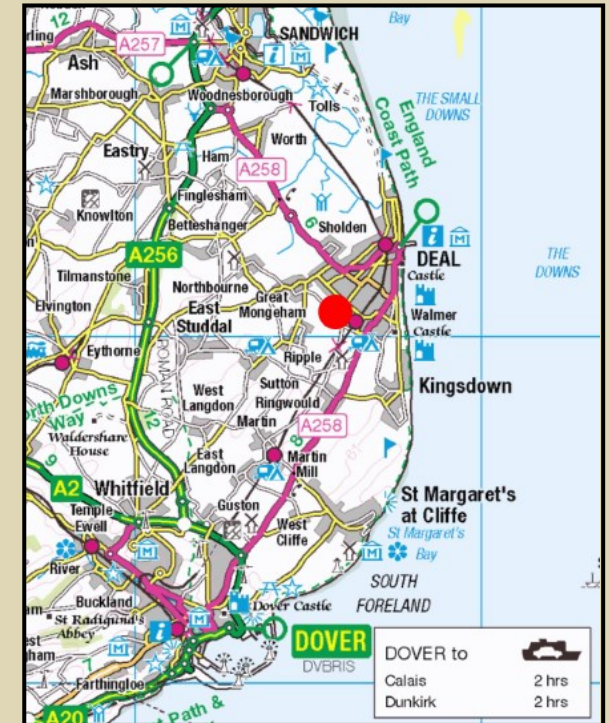
A considerable amount of technical and other information is available as outlined below.

Location

The site is located at the south western edge of Deal adjoining back gardens of houses fronting Cross Road to the north and Phase 1 (under construction) to the east of Cross Road. To the south of the site runs Ellens Road with commercial property and open land bounding the site to the west. The wider landscape to the south of the site is largely comprised of agricultural fields interspersed with village settlements.

Walmer is located on the coast and adjoins Deal lying 15 miles south east of Canterbury and 6 miles north east of Dover. Road access is good with the A258 close by which links into the A2 within 5 miles to the south west. Walmer Station is just over 500m walk from the south east corner of the site and provides High Speed trains to London St Pancras with a journey time of just over 80 minutes.

Walmer is very closely associated with Deal sharing many amenities and services and benefitting from Deal's award winning High Street shopping area. The area provides a good range of retail, leisure and education facilities as well as offering many tourist attractions.



Description and site area

The site comprises two field parcels and is bound by woodland along its southern and western perimeters. The existing woodland is to be retained and enhanced, maintaining the boundary between the site and the agricultural fields beyond. The eastern edge of the site is defined by Cross Road and the northern edge is bordered by existing residential development.

The land being offered for sale is outlined in red on the adjoining Ordnance Survey Plan. Please note that this plan is not to scale and is for identification purposes only.

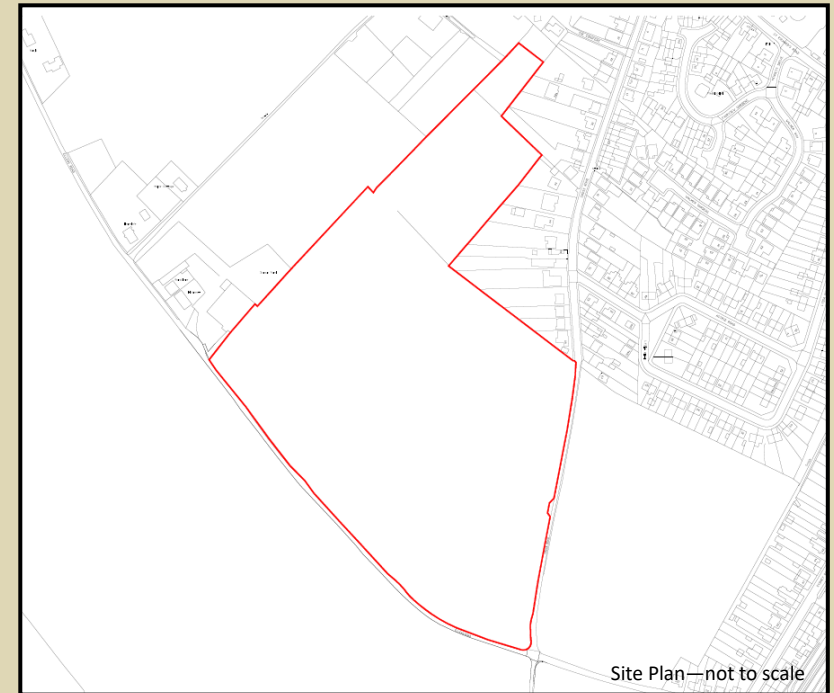
The site extends to approximately 8.7 hectares (21.5 acres).

Development Proposals

As the application is in outline the layout plan (on the front cover) is indicative and matters to do with design, size and mix of units will be dealt with at the reserved matters stage.

The development provides land for 140 houses and the Development Framework Plan (to the right) identifies areas which are proposed for housing, public open space, structural landscaping and shows the access from Cross Road.

The proposed internal road system has been designed to provide a simple and clear hierarchy of street types comprising of primary roads and smaller streets, lanes and driveways. The primary vehicle route connects to Cross Road. A series of new footways with incorporated space for cyclists will be provided across the site to connect the public open space and residential parcels.



Planning and Section 106 Agreement

Outline Planning Permission was granted on 12th September 2024 for the *'erection of up to 140 dwellings including affordable housing, with public open space, landscaping and vehicular access (all matters reserved except for access)'*. (Application Reference: DOV/21/01822).

The Section 106 Agreement includes an affordable housing requirement of 30% of the dwellings and of these 55% will be for affordable rent, 25% First Homes and 20% shared ownership. There are various contributions required and these are set out in the Agreement which is available to download (see below).

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.

Additional Information

The following information, inter alia, is available from our website www.rpcland.co.uk.

- Consent Notice and Section 106 Agreement
- Design and Access Statement
- Archaeological Appraisal
- Arboricultural Assessment
- Ecological appraisal
- Flood Risk Assessment
- Foul Sewage & Utilities Assessment
- Hydrogeological Appraisal
- Phase II Ground Investigation Report
- Topographical Survey
- Transport Assessment
- Noise Assessment
- Air Quality Assessment
- Landscape and Visual Appraisal
- Utility Study and Quotes
- Letters of Reliance

Tenure and VAT

The freehold interest in the land is offered for sale.

The land is elected for VAT and, accordingly, VAT will be payable on the purchase price.

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 8th November 2024. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk.

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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

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The logo for Gladman, featuring a stylized 'G' icon composed of small squares to the left of the word 'GLADMAN' in a bold, sans-serif font.The logo for RPC Land, featuring the letters 'r' and 'pc' in a stylized font. The 'r' is red and the 'pc' is white on a dark background. Below this, the word 'Land' is written in white on a red rectangular background.