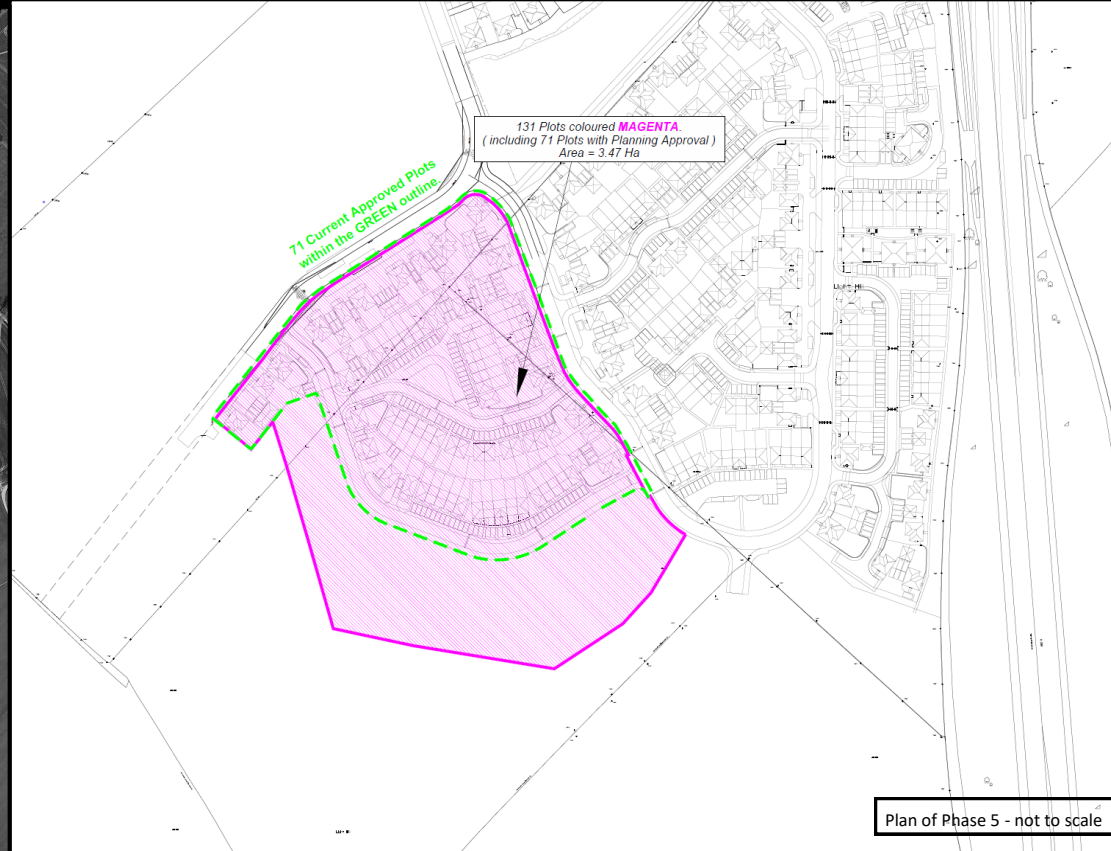


# HIGH QUALITY FULLY SERVICED RESIDENTIAL DEVELOPMENT SITE

Site of 8.6 acres for 131 dwellings including 71 plots with detailed planning consent and 60 with outline consent. No affordable housing and no Section 106 costs to pay.



Richmond Park - Phase 5

Closing date for Offers - 29<sup>th</sup> November 2023

Whitfield  
Kent

**For Sale**



# Summary

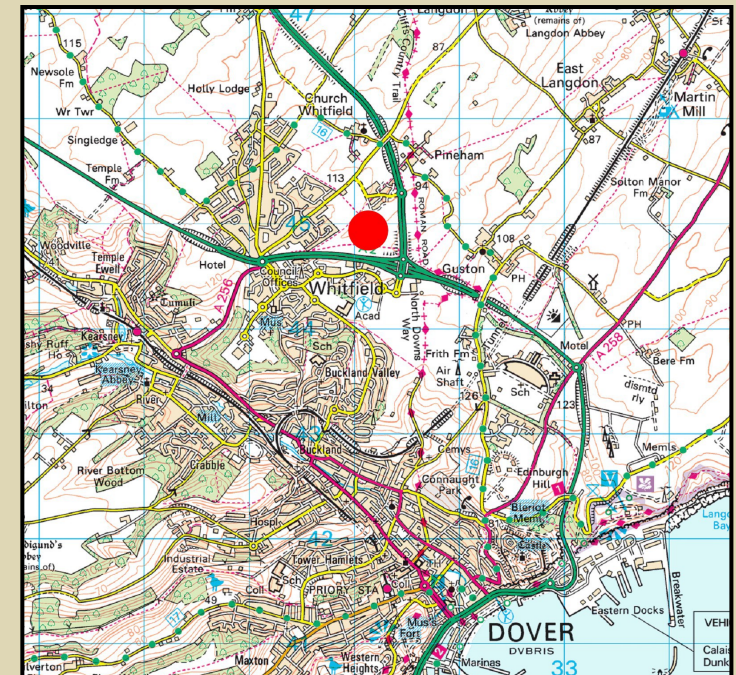
Halsbury Homes obtained outline planning permission for Richmond Park comprising up to 1,250 units in 2015 and have since developed part of the site themselves and sold 3 parcels. Halsbury Homes are now looking to dispose of the remainder of the land in 3 phases. Phase 5 comprises a site capable of accommodating 131 dwellings with detailed planning consent for 71 dwellings and outline consent for 60 dwellings. The site is effectively fully serviced, has no affordable housing, the Section 106 costs have effectively been paid and there is no nutrient neutrality constraint.

We are inviting offers for Phase 5 although the owner will consider proposals for the two additional phases 6 and 7, which comprise approximately 122 and 128 dwellings respectively.

# Location

The site is located to the east of Whitfield which lies some 4 miles to the north of Dover and retains its own identity and character. Whitfield has incrementally grown over the years and whilst Richmond Park adjoins Whitfield it enjoys direct access into the site via a new roundabout on the A256.

Halsbury have agreed a pre-let with Co-op for a new store on Archers Court Road. There is an existing small supermarket in the village and a new primary school which has been built within the development. There are Tesco and Lidl supermarkets and other retail facilities at Whitecliffs Business Park immediately to the south of the A2 and in close proximity to the site. There is also a leisure centre with swimming pool on the business park. Apart from excellent road access onto the A256 and A2, Dover Priory Station provides a high speed link to St Pancras International Station in just over 1 hour.



# Description

A considerable amount of infrastructure has been constructed for Richmond Park with the main roads into Richmond Park constructed and services delivered close to the boundary of the land for sale.

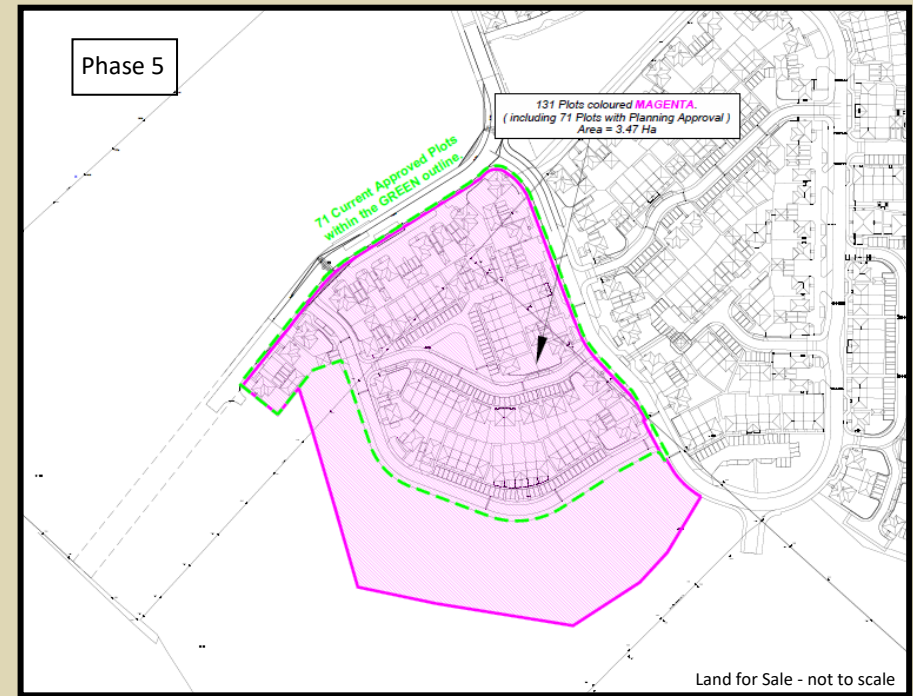
There are 3 points of access into Phase 5 - two from the east and one from the north. The road to the north of the site is being constructed by KCC as part of the Dover Fastrack scheme which is an all-electric rapid bus transit system connecting Whitfield with Dover town centre and Dover Priory railway station. The road is due to be completed by the end of 2023.

The road to the east will be constructed by Abbey Homes who are developing the site to the east and they are obliged to complete the road by July 2024.

# Land for Sale

The land being offered for sale extends to approximately 3.47 hectares (8.57 acres) as shown outlined in purple on the plan of 'Phase 5'. The land included within the green hatched boundary has reserved matters approval for 71 dwellings and the remainder of the land is part of the wider scheme which benefits from outline planning permission. Indicative plans show that 60 dwellings can be accommodated on this part of the phase.

Phases 6 (approximately 122 plots) and 7 (approximately 128 plots) will be offered for sale after the sale of Phase 5 and the owner is willing to consider proposals to include one or both of these phases.





# Planning

Outline Planning Permission was granted on 30<sup>th</sup> April 2015 for up to 1,250 dwellings with a care home and 2 FE Primary School. Planning reference - DOV/10/01010. Reserved Matters consent for Phase 1C (18/01238) was granted on 2nd April 2019 and includes 8 detached dwellings within the land being offered for sale. Reserved Matters consent for Phase 1D (20/00718) was granted on 4th March 2021 and includes 63 dwellings within the land being offered for sale with a mix of 2, 3, 4 and 5 bedroom dwellings.

The Section 106 Agreement contributions are effectively paid as they are ring fenced in an escrow account available for release as required.

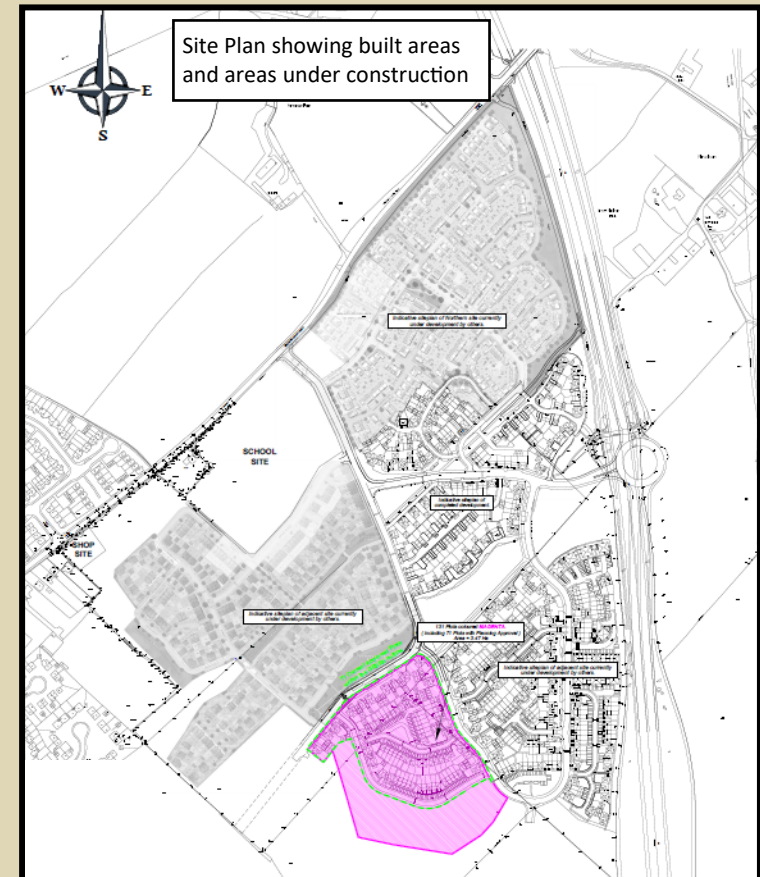
# Tenure and VAT

The freehold interest in the land is offered for sale. The land is elected for VAT so VAT will be chargeable on the sale price

# Additional Information

The following information, inter alia, is available from our website [www.rpcland.co.uk](http://www.rpcland.co.uk).

- Decision Notices and Section 106
- Various Plans
- Design and Access Statement
- Archaeological Desk Top Report
- Archaeological Desk Top Trench Report
- Service Information
- Ecological Survey
- Site Utilities Report & Correspondence
- Topographical Survey in dwg format (available on request)



## Method of Sale

RPC Land & New Homes are appointed as sole agents and 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 Wednesday 29<sup>th</sup> November 2023. Bids must be emailed to Mark Linington at [m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk)

In submitting a proposal please include the following:

1. Offer price for the Phase 5;
2. Details of due diligence required prior to exchange of contracts;
3. Timescale for exchange and completion;
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.

## 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)

**Mark Linington** MRICS

**07984 609187**

**[m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk)**

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