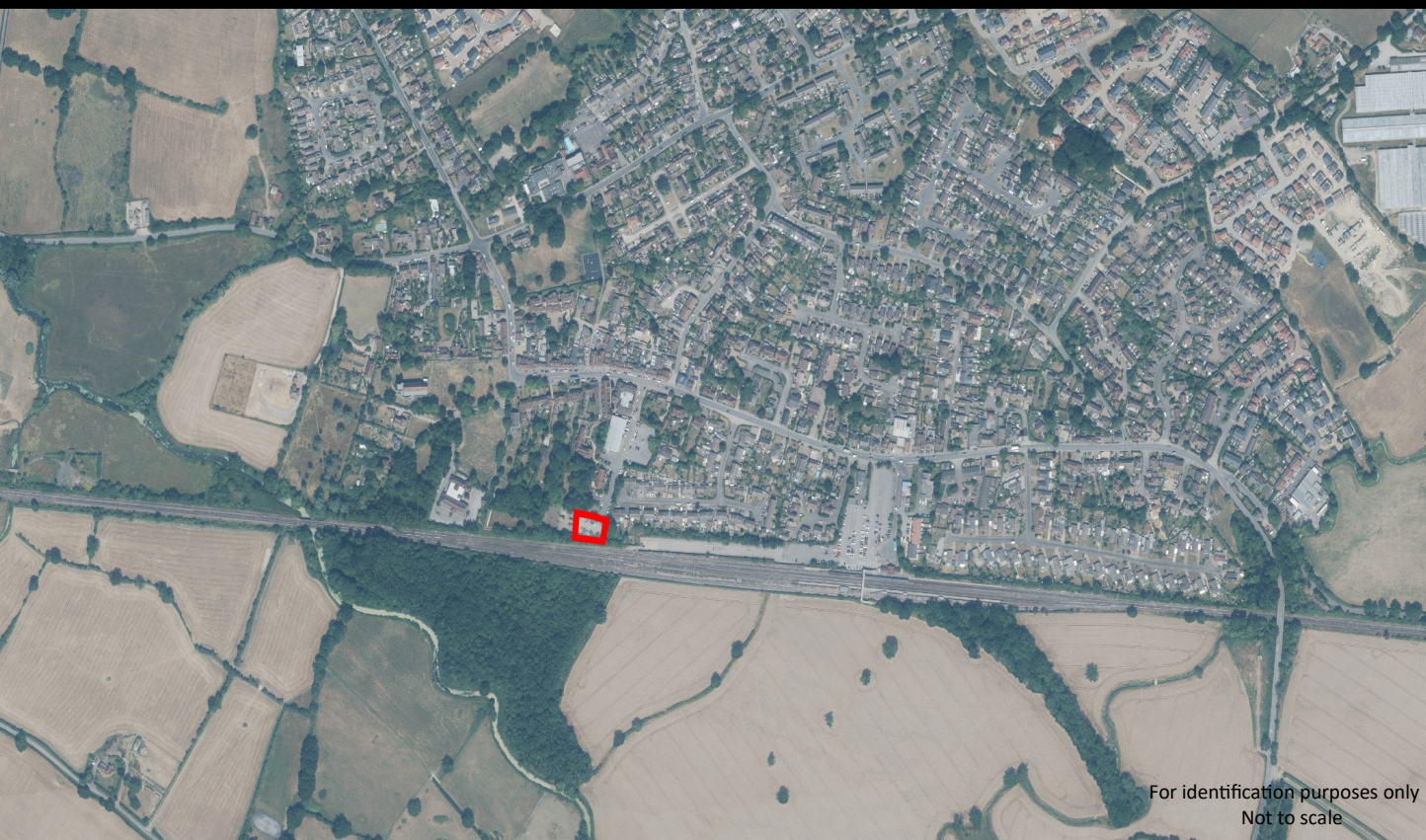


DEVELOPMENT SITE WITH FULL PLANNING FOR 5 DWELLINGS

Full Planning Permission for **5 Dwellings** in the centre of Headcorn with excellent local facilities and main line rail connection to London



For identification purposes only
Not to scale



Land to the rear of the Foremans Centre

Offers invited for the freehold interest

High Street
Headcorn, Kent TN27 9NE

For Sale

Summary

Located in a central position in the popular village of Headcorn, the site has full planning permission for a terrace of 5 individually designed two storey 3 bedroom houses.

The site is offered for sale on an unconditional basis with offers invited.

Location

Headcorn has a number of local shops, restaurants and a main line station serving Charing Cross / Cannon Street in about one hour. There is access to a number of major road routes including the M20 at junction 8, which provides a link to the M25 orbital motorway network and the international airports of Gatwick and Heathrow. Ashford International Station is only a short drive away and provides regular services to the Continent and a high speed railway service to St Pancras in just over half an hour.

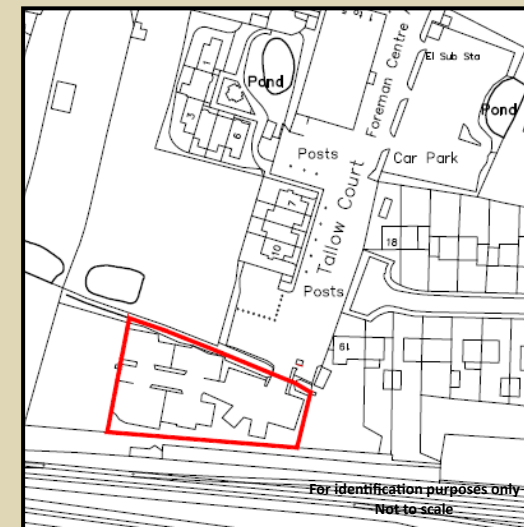
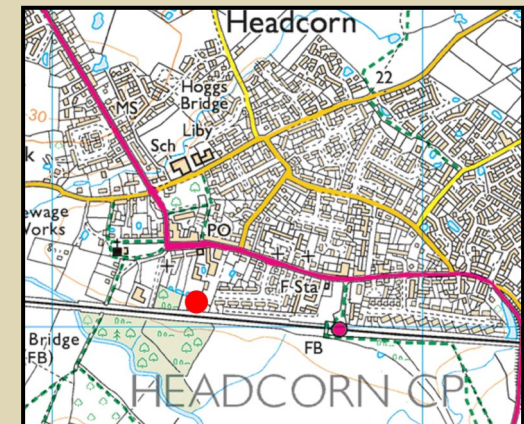
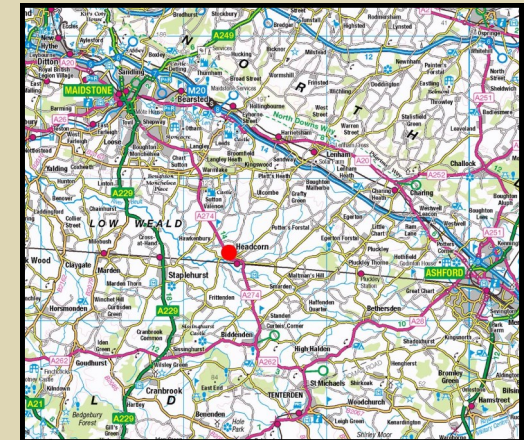
The area is particularly well known for the quality of schools, both in the private and state sectors and there is a wide range of leisure activities in the surrounding area.

Description and site area

The site is currently used as a car park and it lies to the rear of the Foreman Centre which comprises a Sainsbury's Local and Original Factory Shop with car parking. It is a short distance from the High Street and some 400 metres west of the station. There is housing between the site and the station and a wooded area to the west of the site.

The site extends to approximately 0.25 acres and is outlined in red on the adjoining plan.

Please note that the plans are indicative and are for identification purposes only.



Planning and Development Proposals

Full planning permission was granted on 8th December 2022 for the *'erection of a terrace of 5 No dwellings with bin/cycle store, parking and turning areas and associated highway works'*. The consent includes the development of a parking area for the Parish Council for 20 cars to the west of the site and this has now been completed by the vendor. There is no Section 106 but CIL will be payable and is estimated at just over £50,000.

The proposal is for 5 individually designed 3 bedroom terraced residential dwellings with associated landscaping, access and parking. Each house is individually designed comprising different internal layouts with kitchen, dining and living space on the ground floor and 3 bedrooms, a bathroom and ensuite at first floor level.

Each dwelling will have a good sized garden, 2 parking spaces and 1 EV charging point.

Accommodation Schedule

Plot No	Type	Beds	Size (sq ft)
1	House	3	985
2	House	3	985
3	House	3	1,123
4	House	3	1,180
5	House	3	1,060



Services, Tenure and VAT

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.

The site is to be sold on a freehold basis with vacant possession upon completion.

The access road from the High Street to the boundary of the site is retained and as it is a private road full rights will be granted to access the site. There will be a service charge that the residents will have to contribute to.

The site is registered for VAT and VAT is chargeable on the sale price.

Additional Information

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

www.rpcland.co.uk

- Planning Consent Notice
- All Plans
- Design & Access Statement
- CIL Liability Notice
- Ecological Appraisal
- Arboricultural Report
- Transport Assessment



Method of Sale

Offers are invited for the freehold interest (subject to contract only). Offers to be submitted on the basis of exchange taking place within 28 days of acceptance of an offer. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk

In submitting a proposal please provide details as below:

1. Offer price for the property.
2. Details of any abnormal costs allowed for.
3. Details of due diligence required prior to exchange of contracts.
4. Confirmation of funds.

The vendor reserves the right not to accept the highest nor any bid made for the site.

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

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

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