



HOBBS • PARKER

Property Consultants LLP

Land off Swanstree Avenue Sittingbourne, Kent ME10 4LU

SPECIALIST DEVELOPMENT ADVICE

Land off Swanstree Avenue

Sittingbourne, Kent, ME10 4LU

Offers Invited

This is an excellent and straight forward green field development site, located on the southern edge of Sittingbourne. The land extends to approx. 5.9 ha with planning permission for a residential development of up to 135 houses.

Situation

The land is located off Swanstree Avenue, to the south east of Sittingbourne. Currently the land is used for agriculture with a mixture of arable and fruit production. To the north and west are existing residential settlements. Fruit orchards neighbour the south of the site and to the east are very pleasant countryside views across arable farmland to the hills in the distance. It is well situated for both families and those commuting to work, there are several popular schools nearby, a Medical Centre and minor Injuries Hospital and easy access to either the centre of Sittingbourne, with all the amenities that has to offer, including the train station, or further afield to the M2 motorway and either Canterbury or London.

Planning Permission

Outline planning permission for up to 135 homes, including 30% affordable housing, was granted by Appeal on the 5th May 2023, together with a completed S.106 agreement dated 14th March 2023. Planning documents can be found in our data room or on Swale Borough Council planning portal under reference 21/505498.

Data room

Our data Room also has other useful information and can be found at: www.hobbsparker.co.uk/library/land-off-swanstree-avenue-sittingbourne/

Section 106 Agreement

The contributions will be the responsibility of the purchaser and due consideration should be made within any offer. Developers are required to set out their calculations in their offers.

Affordable Housing

Please allow for 30% affordable housing with a tenure split comprising 75% Affordable Rented and 25% First Homes as detailed in the S106 Agreement. Developers are asked to make their own enquiries with Registered Providers.

The Proposed Layout

The indicative layout shows up to 135 new dwellings with a mix of 1, 2, 3 and 4 bed properties, offering a range of living opportunities from linked townhouses to





detached properties. The existing boundary features will be maintained and enhanced. The developer will ensure that their layout allows for adoptable roads to be brought to the south western and south eastern boundaries of the site. All the necessary rights and reservations will be retained allowing for connection into the roads and services for any future adjacent development. The developer will be required to agree with the vendor the boundary treatment between the development site and the retained land that surrounds the existing farmhouse. A fenced right of way will also be required from Swanstree Avenue to the retained arable land. Please see the plan in the data room for details.

Services

As always prospective purchasers should satisfy themselves as to the appropriate availability of the services.

Technical Pack & Information

An agreed list of reports and surveys will be assigned to the purchaser on legal completion and a Letter of Reliance will be provided from external consultants confirming use and reliability of the relevant reports. The draft letters contained in the data room are in a final form and developers are requested to confirm their acceptance when submitting an offer.

Phase II Site Investigation

A Phase II Site Investigation has been commissioned and will be made available on request.

Any associated costs arising from the site investigations (if any) above standard construction costs should be included within any offer to arrive at a net land value.

Overage Clause

It is intended that a condition of the sale will require the buyer to enter into an overage agreement within the contract. This will capture increases in land value, should planning permission be granted for development, in excess of 135 houses, at any stage in the next 10 years. The details of which will be discussed and agreed during the sales process.

Vacant Possession

The land will be sold freehold with vacant possession on legal completion.

VAT

Gladman Developments Ltd and the owners have elected to charge VAT on the sale of the land and purchasers will be required to pay this on legal completion in addition to the purchase price.

Method of Sale

The site is being offered to a shortlist of developers on a subject to contract basis. All offers must clearly state any conditions attached and a list of any assumed abnormal cost allowances. Unconditional offers preferred.

Offer Deadline

All offers are to be received by noon on the 26th October 2023 by email to bill.Lightfoot@hobbsparker.co.uk and s.wilson@gladman.co.uk

No offers will be accepted after this deadline.

Viewing

Viewers should please contact Bill Lightfoot to make suitable arrangements.

Ref: D10021

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

