



HOBBS · PARKER

Development Land

School Lane Development Land Bapchild, Sittingbourne, Kent ME9 9NJ

As development sites goes this is pretty straight forward. The land extends to 1.70 acres and has outline planning permission for 8 houses and access from School Lane. The site is currently in arable production and the reports conclude there is likely to be very limited contamination, ecology or archaeology to contend with. There is no S106 agreement, nor any affordable housing required. Buy it now, get your reserved matters dealt with and you could be building in the Spring.

Offers Invited for the Freehold





Situation

The land is located just off School Lane in Bapchild, near Sittingbourne. It is within easy reach of all the local village amenities including the local primary school. It is very well situated for families and those working in either Sittingbourne or Faversham.

The land slopes gently and is bounded mostly by trees and hedges. The new boundary at the back of the site gives way to open farmland.

Planning Permission

Outline planning permission was granted, subject to conditions, by Swale Borough Council on 26th August 2016 under application reference 15/506945/OUT for the Residential Development comprising up to 8 dwellings with access and parking. All other matters (appearance, landscaping, layout and scale) are reserved for future consideration.

All the necessary legal and planning documents are available on our website under www.hobbsparker.co.uk/library/school-lane

Other additional and background information will be found on the planning portal at Swale Borough Council.

The Proposed Layout

The layout shown on the plan is for illustrative purposes and the buyer will be at liberty to design their own layout. It does however illustrate that there is plenty of room to create a well spaced development. It strikes me that there might be enough room to change the semis to detached properties. The new access has all been designed and agreed and the necessary land will be included in the sale.

Services

Prospective purchasers should please satisfy themselves as to the adequacy and availability of services to the site. Some useful information can be found on our website.

Viewing

Viewers are welcome to visit the site unaccompanied at any reasonable time, taking the usual care.



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.

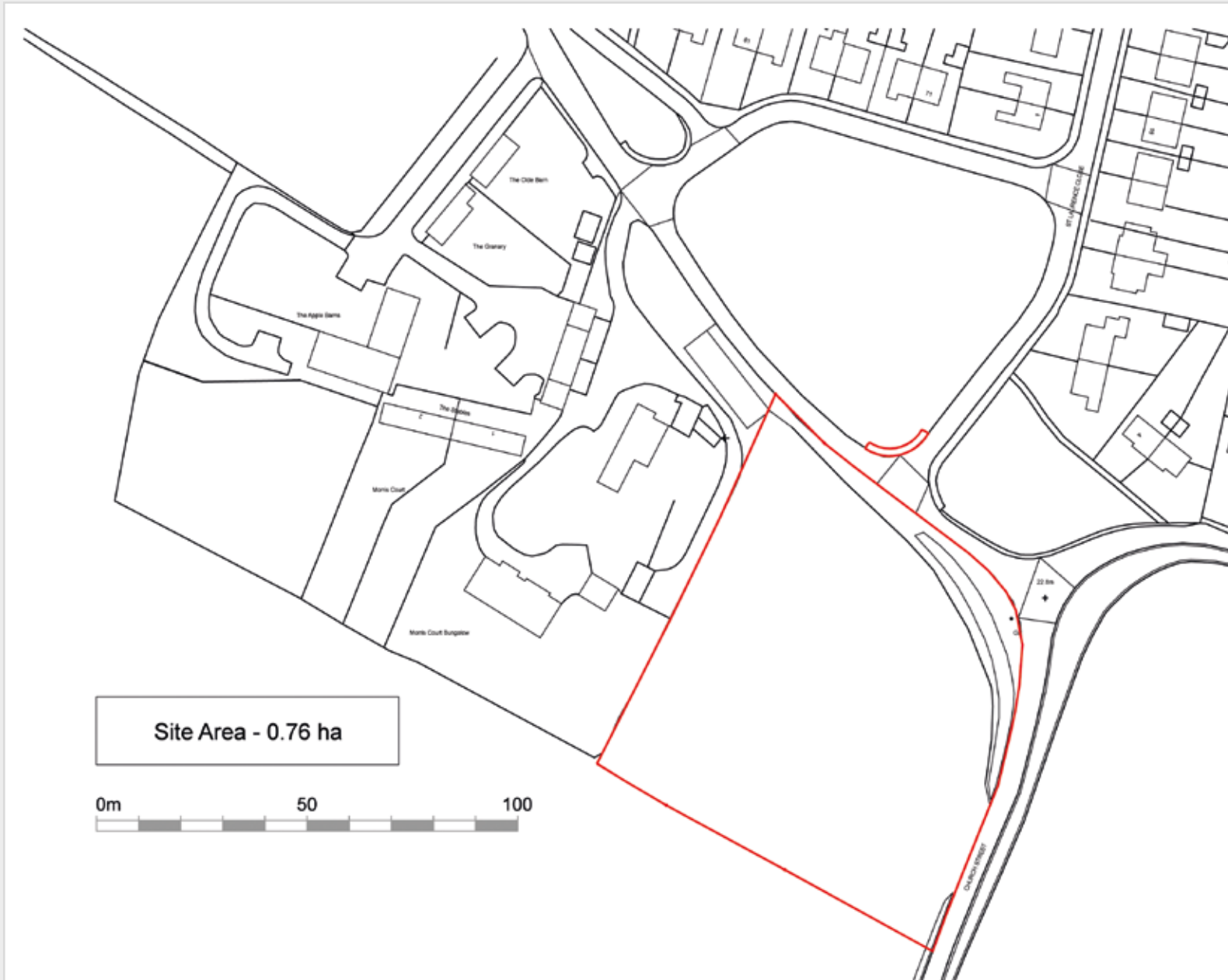
If any points are particularly relevant to your interest in the property please ask for further information.

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.



Directions

The site is easy to find from the A2, from either direction.

Turn into School Lane, follow the road through the village and the site will be found on your right hand side at the Junction of School Lane, Church Street and Panteny Lane.

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Ashford Office

Romney House
Orbital Park
Ashford TN24 0HB
01233 506220

