



EST 1900

**Lambert  
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PART OF THE LOCAL LANDSCAPE

**Residential Development  
Site for 50 houses**

**LAND AT STREET FARM, STOKE ROAD,  
HOO ST WERBURGH, ROCHESTER, KENT ME3 9BH**



[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)



**We have been instructed by the sellers to request offers no later than close of business on Thursday 8<sup>th</sup> March. 2018.**

## **LAND AT STREET FARM, STOKE ROAD, HOO ST WERBURGH, ROCHESTER, KENT ME3 9BH**

**Freehold Land extending to 4.33 acres / 1.75 hectares with Planning Permission for the development of 50 dwellings (Use Class C3) in a popular village location.**

**LOCATION:** The land is located on the immediate eastern outskirts of the popular village of Hoo St Werburgh, some 3 miles north east of the Medway towns of Rochester, Chatham and Gillingham, all of which have convenient road and rail links connecting to London by train in under an hour. Hoo St Werburgh is an expanding connotation in a semi-rural position on the Hoo Peninsular. It is well served with local shops and retail facilities together with a new village hall, a doctors surgery and a primary school with easy access to the nearby Medway towns with their more extensive retail, recreational and social amenities. The site has views over the Medway to the South.

**DESCRIPTION:** The land which is a former agricultural farmyard, nursery and farm shop, extends in all to some 4.33 acres / 1.75 hectares, and is approached directly off the Stoke Road. The site has been cleared of buildings and is on a gently southerly sloping area of bare land. Access is directly off Stoke Road. Located on the immediate south western side of the land is a residential housing estate, and on the north eastern side a row of traditional farm cottages and a caravan site, which is currently the subject of a separate planning permission for residential development.

**LOCAL AUTHORITY:** Medway Council, Planning Services, Civic Headquarters, Gunwharf Dock Road, Chatham ME4 4TR. Email: [planning.representations@medway.gov.uk](mailto:planning.representations@medway.gov.uk)

**PLANNING PERMISSION:** Outline planning permission has been granted by Medway Council on the 10th November 2016, reference MC/15/0098 on an outline basis for the

redevelopment of a former farm site to provide residential development up to 50 dwellings (Use Class C3) open space, infrastructure, landscaping and associated works. The current owners entered into a Section 106 Agreement dated the 9th November 2016 with Medway Council, requiring 14% of the built units to be constructed on affordable housing land, including 5 rented accommodation and 2 shared ownership dwellings.

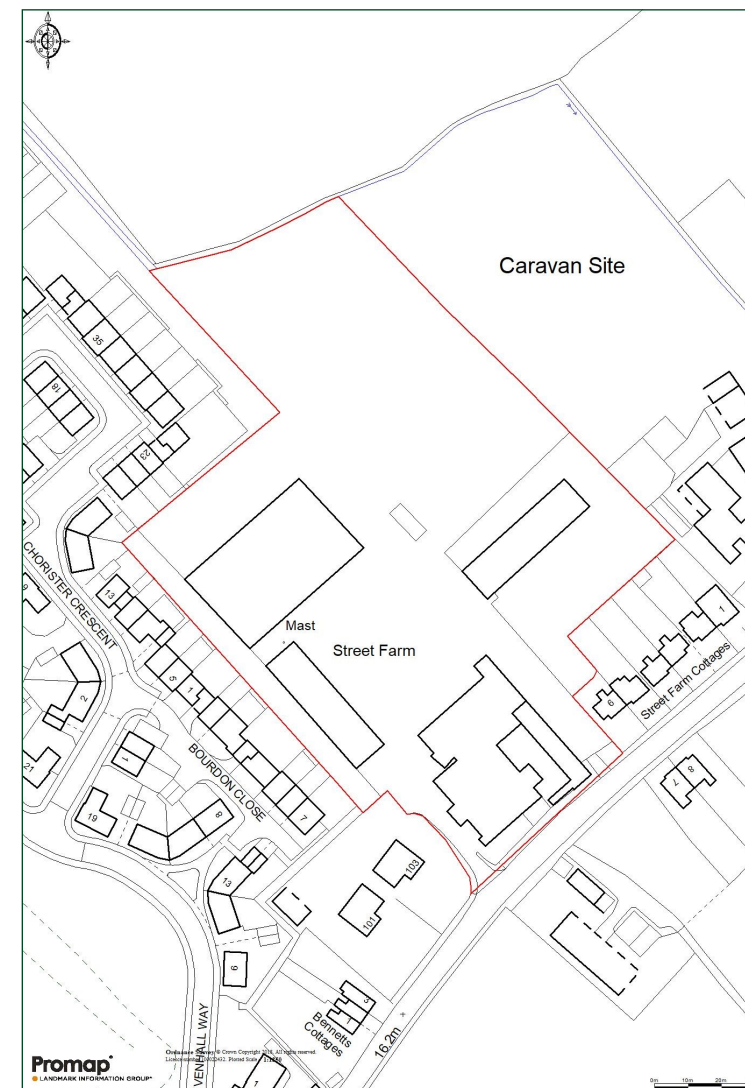
A copy of the planning file and Officer's report can be sent out on request or viewed at [www.medway.gov](http://www.medway.gov). Planning reference MC/15/0098.

**TENURE AND POSSESSION:** The site is being sold freehold with vacant possession on completion

**METHOD OF SALE:** Offers are invited on an unconditional basis (subject to contract only) and all offers must be submitted to the selling agents Lambert and Foster. In submitting proposals please address the following issues.

- (1) The offer price for the property
- (2) Details of any abnormal Costs in addition to those set out within the Section 106 Agreement.
- (3) Details of any further due diligence required to exchange of contracts.
- (4) Confirmation of funding and board approval processes.

**OVERAGE:** The vendors will protect against future intensification of this site by covenant included within the contract of sale.



**DOCUMENTS AND DATA:** The following data and documents, including technical reports and surveys submitted as part of the planning application, are available on request. Documents available to be sent out include.

- (1) Method Statement and Risk Assessment.
- (2) Utility Record Search.
- (3) Supplementary advice regarding adequacy of power supply.
- (4) Environmental and Geotechnical Assessment (Ground Investigation) Report and Supplementary Desk Top Reports.
- (5) Supplementary advice regarding contamination mitigation measures prepared.
- (6) Routes of existing underground drains plan.
- (7) ACAD Mapping Site Survey.
- (8) Planning Permission reference MC/15/0098 and associated Section 106 Agreement.
- (9) Reptile Survey Report.
- (10) Site Plan.
- (11) Drawing Pack including Site Plans prepared by Blue Pencil Designs.
- (12) Soiltec Desk Study Environmental Report.
- (13) UKPN Electricity Survey.
- (14) UKPN Block Plans 1 - 6.



**VIEWING:** Strictly by appointment with the Sole Selling Agents Lambert & Foster, Paddock Wood Office 01892 832325.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**ANTI MONEY LAUNDERING COMPLIANCE (AML):** The Money Laundering, Terrorist Financing and Transfer of Funds (Information of the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once their offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed. Further information can be obtained via the following link:  
<https://www.gov.uk/guidance/money-laundering-regulations-yourresponsibilities>.

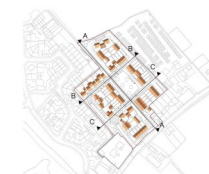
**DATE OF INFORMATION:** Particulars prepared February 2018.



Section at AA



Section at BB



Section at CC



## Landscape Masterplan

Street Farm, Stoke Road, Hoo St. Werburgh



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Cranbrook 01580 712 888  
Weald Office, 39 High St,  
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IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.