



Land & Property Experts



## High quality residential development opportunity

Extending to approximately 98.51 acres (39.87 hectares)  
Outline Planning Permission for up to 709 units

LAND FOR SALE

PHASE 1 SOLD

LAND AT EAST HILL · CHATHAM · KENT

## LAND AT EAST HILL, OFF NORTH DANE WAY, CHATHAM, KENT

**Outline Planning Permission for the development of up to 709 residential dwellings following the disposal of Phase 1 in 2023, which comprised of 91 dwellings (reserved matters application submitted).**

- Outline consent granted on Appeal on 07.02.22 with all matters reserved except access.
- NMA approval granted on 25.12.22
- S.106 - contributions totalling £8,308.29 per unit and affordable housing at 25%.
- The site extends to a total of 98.51 acres (39.81 hectares).
- **Offers are Invited for the Freehold Interest as a whole.**
- **Closing Date for offers: 16<sup>th</sup> May 2024.**

**VIEWING:** - Strictly by appointment via the joint sole agents:

**Tom French MRICS FAAV  
BTF Partnership  
Clockhouse, Barn, Canterbury Road, Challock, Ashford,  
Kent TN25 4BJ  
07900 250433 / tom.french@btfpartnership.co.uk**

**Mark Linington MRICS  
RPC Land & New Homes Ltd  
158 High Street, Tonbridge, Kent, TN9 1BB  
07984 609187 / m.linington@rpcland.co.uk**

### LOCATION

The Site is located to the south east of Chatham between Luton, Hale, and Capstone with Hempstead to the east and Lordswood to the south. There is good access to the M2 – Junction 3 is just over 2.5 miles to the southwest and Junction 4 is just over 3 miles to the south east. Chatham mainline station is just over 2 miles to the north west with high speed services to St Pancras in 41 minutes.

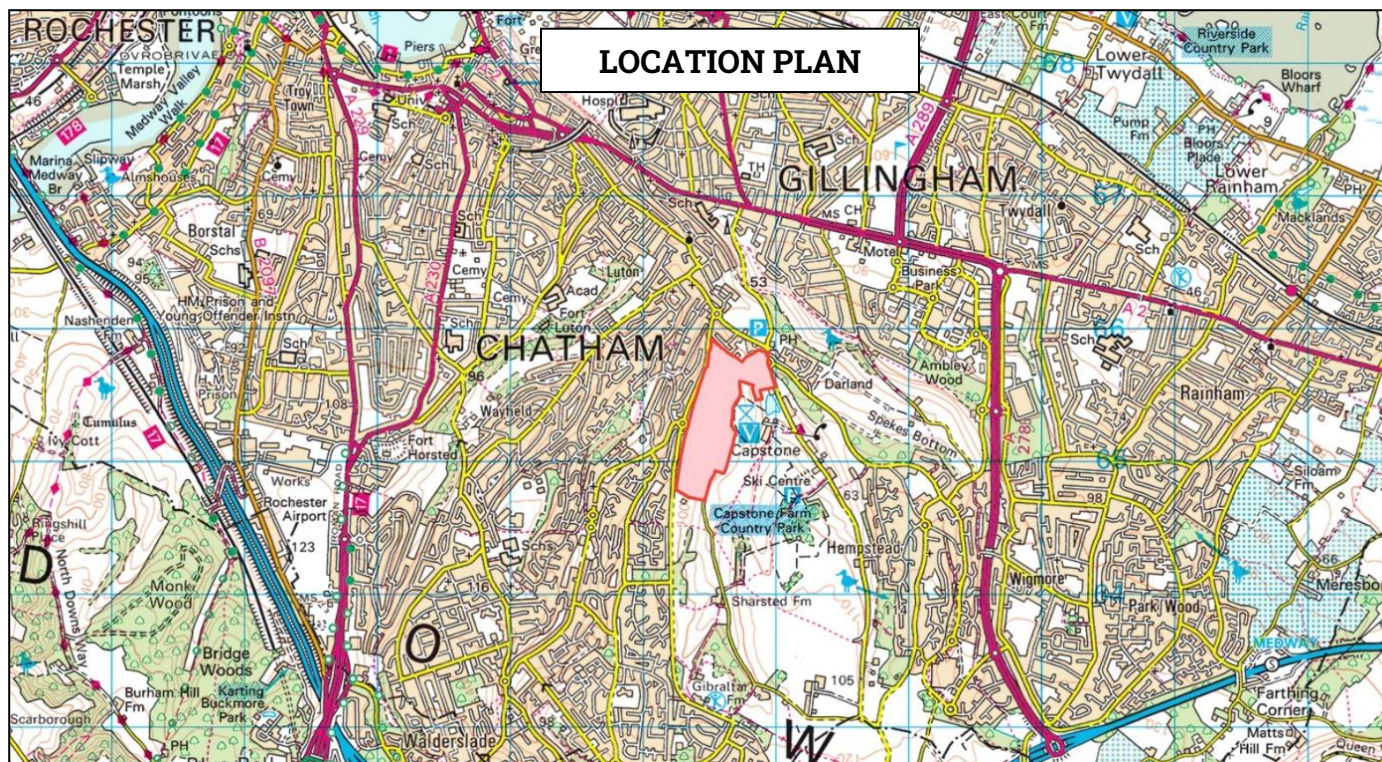
The Medway Towns enjoy a wide range of retail, educational, cultural and leisure facilities all within close proximity of the site.

### DESCRIPTION

The Site as a whole comprises mainly arable land extending to 98.51 acres (39.81 hectares) and is outlined in red on the boundary plan overleaf. The Site follows a ridge from north to south parallel with North Dane Way. From here the Site falls at varying degrees into the valley to the east where it abuts Capstone Country Park. The topography follows a similar pattern to the Phase 1 Site, with land sloping from a high point to the west of the scheme and dropping down into a valley to the east. Phase 1 has now been sold and is indicated as edged and shaded blue on the boundary plan overleaf. North Dane Way bounds the site's western boundary with Shawstead Road running through the Site from north to south.

### WHAT 3 WORDS

skylights.impulses.relies



## PLANNING

The original planning permission was granted on Appeal on 7th February 2022 with all matters reserved except access for *'the erection of up to 800 dwellings with primary school, supporting retail space of up to 150 m<sup>2</sup> and local GP surgery\*, with associated road link between North Dane Way and Pear Tree Lane and other road infrastructure, open space and landscaping'*.

\*The Appeal decision states that it has been agreed that the GP Surgery will not now be built in lieu of a financial contribution and the land shown for this use is to be substituted for a community facility or nursery.

A non-material amendment to the outline planning permission was granted consent on 25<sup>th</sup> November 2022 (planning ref: 22/2346).

Some conditions relating to the outline consent have been fully or partly discharged. Further information is available from via the Data Room, from the selling agent on request.

A reserved matters application for Phase 1 was validated on 30<sup>th</sup> January 2023 for *"the construction of 91 residential units including affordable housing together with associated access, parking, landscaping, open space, equipped play, infrastructure and earthworks"*. (Planning ref: 23/0187). Interested parties may wish to refer to the information available on Medway Council's Planning Portal.

The Section 106 Agreement confirms that 25% of the housing will be affordable with 60% Affordable Rented and 40% Shared Ownership.

The Section 106 contributions amount to a total of £5,890,577.04 (exclusive of indexation).

## ACCESS & DESIGN

There are two access points into the site with one from North Dane Way into the western portion of the site and a further access from Capstone Road which will link to the access from North Dane Way. The housing is laid out under the outline consent in six-character zones and the Reserved Matters will need to show how each of these zones create distinct places. The Design and Access Statement describes the detail and character of a number of smaller zones throughout the site. The scheme will be predominantly 2 storeys in height with no buildings exceeding 4 storeys. There will be up to 4 shops/cafes, a 2 form entry Primary School and a sports pitch with hard and soft play areas.

There is green infrastructure with over 15 acres throughout the scheme and approximately 9 acres of new woodland and infrastructure planting.

## ADDITIONAL INFORMATION

A full suite of documents is available from RPC's website: - <http://www.rpclandandnewhomes.co.uk/rpc-land-login?p=EastHill2024>

to include:

- NMA Decision Notice
- Appeal Decision (outline planning consent)
- Section 106 Agreement
- Condition Discharge Decision Notices
- Design & Access Statement
- Ecology Information
- Drainage Information
- Highways Information
- Layout Plans
- Levels Information
- Noise Assessment
- Archaeology Information
- Arboricultural Method Statement

## RETAINED MITIGATION LAND

Please Note: The Vendor will be retaining the freehold to the land outlined in green on the Boundary Plan overleaf but will enter into the necessary legal agreements to ensure that the planning permission is implementable (subject to contract). This land forms part of the Mitigation Land Facilitating Scheme as bordered in green on the plan overleaf, rather than being part of the developable area. Skylark plots required will also be accommodated on the Vendor's retained land.

## VAT

The freehold interest of the land is offered for sale. The land is not opted to tax for VAT purposes.

## TENURE

The land at East Hill offered for sale freehold with vacant possession and is registered under HM Land Registry Title Numbers K705294, K756406 and TT78686.

## METHOD OF SALE

BTF Partnership and RPC Land & New Homes are appointed as joint sole agents and offers are invited by way of an Informal Tender for the freehold interest in the whole site.

The deadline for the receipt of offers is **12 noon on 16<sup>th</sup> May 2024**.

We kindly ask that offers specify the following details:-

- Purchase Price.
- Details of any conditions.
- Details of due diligence required prior to exchange of contracts.
- Assumed abnormal and S.106 cost allowances
- Timescale for exchange and completion.
- Confirmation of funds.
- Board approval process.

Bids must be emailed to [tom.french@btfpartnership.co.uk](mailto:tom.french@btfpartnership.co.uk) and [m.linnington@rpcland.co.uk](mailto:m.linnington@rpcland.co.uk).

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

## SERVICES

As far as we are aware, there are no services connected to the property.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF and RPC employ the services of Thirdfort to verify the identity and residence of purchasers.

## ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

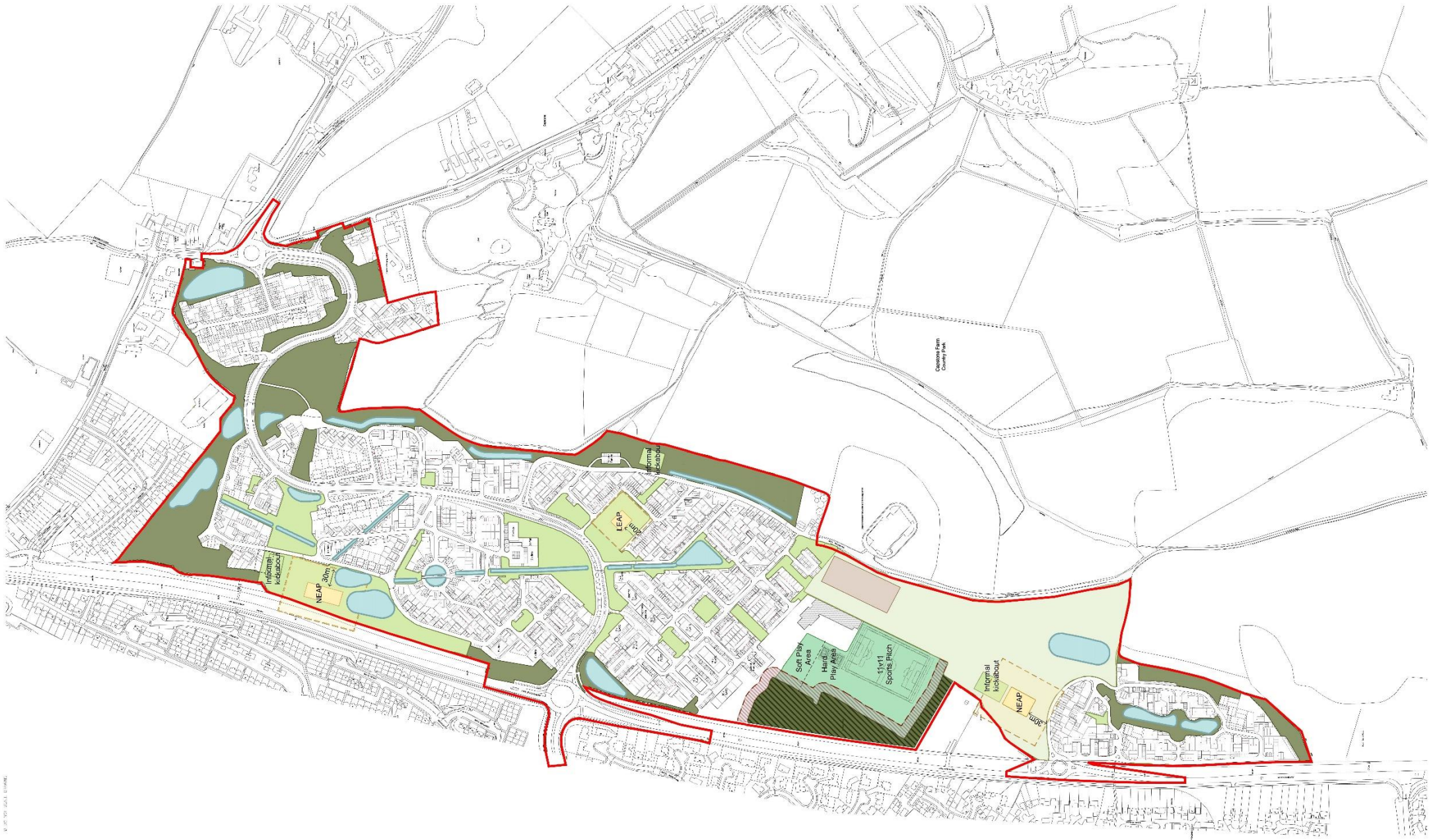
## VIEWINGS










The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's joint sole agents.

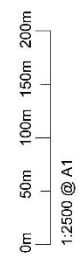
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NO.	DATE	DESCRIPTION
1	15/01/2017	Issue for client
2	15/01/2017	Issue for client
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# MASTERPLAN (includes Phase 1)



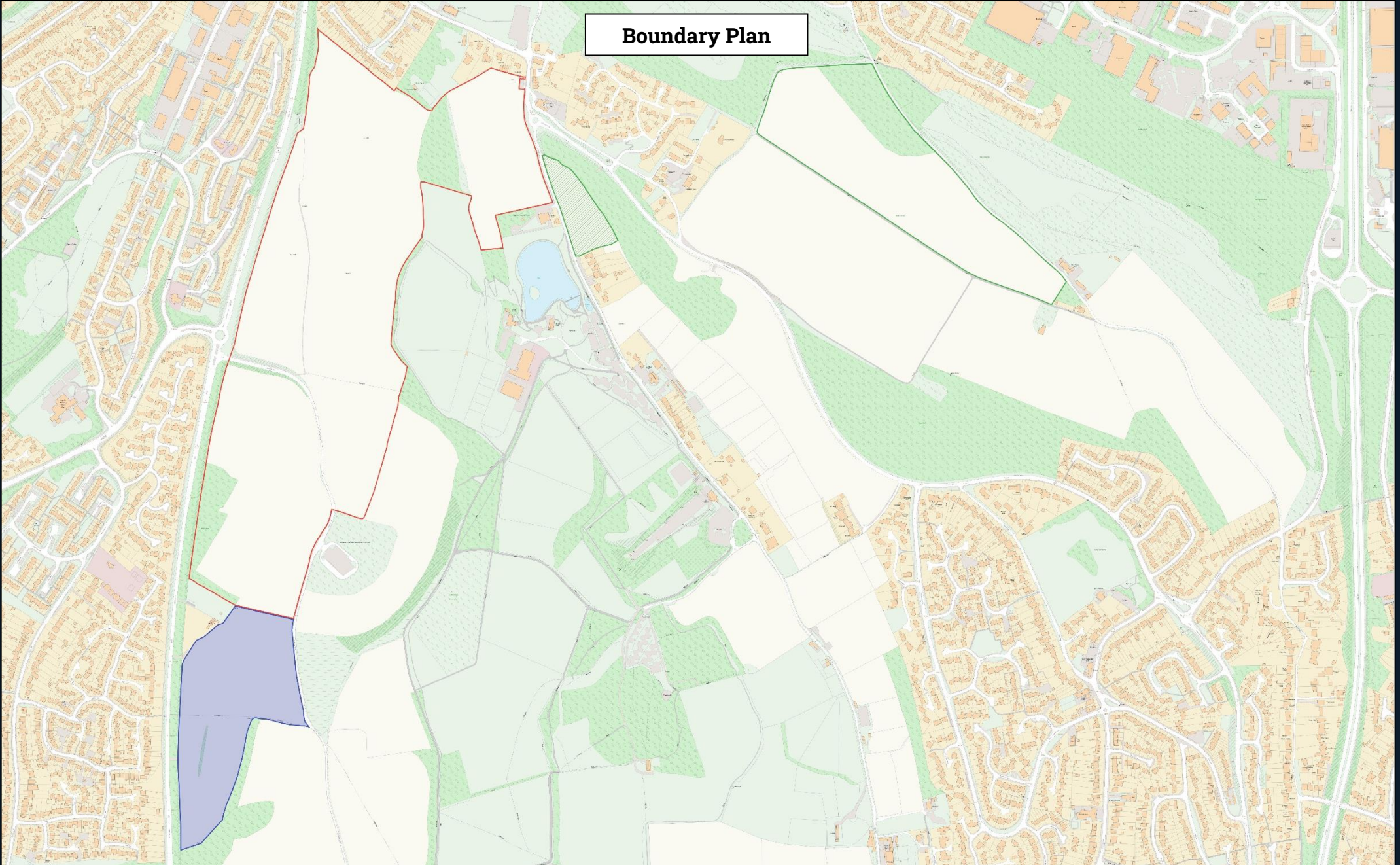
	Parks and Gardens (Informal open space)
	Play
	Amenity Greenspace
	Natural Greenspace (Woodland & Habitat Creation)
	Ancient Woodland
	Ancient Woodland (15m buffer)
	Outdoor Sport (including community use)
	Allotments
	SUDs



evans | evans | evans  
and | and | and  
and | and | and

Lee Evans Partnership  
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# Boundary Plan



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