



RESIDENTIAL DEVELOPMENT OPPORTUNITY

LAND AT NORTH STREET Biddenden Kent

Outline Planning Consent for up to 50 Dwellings (including 40% affordable housing)

Total 16.72 acres (6.77ha)

For Sale by Informal Tender

LOCATION

The site is located on the northeast side of the village of Biddenden, adjoining the edge of the existing developed area. Local amenities are less than 0.3 miles to the south including a local convenience store, public house, cafe and restaurants together with educational facilities. Headcorn Railway Station is located 3 miles to the north. The towns of Tenterden and Ashford are just 3 miles and 8 miles respectively. The site falls within the planning authority of Ashford Borough Council.

DESCRIPTION

The site as a whole comprises pastureland extending to approximately 16.72 acres (6.77 hectares), interspersed with lone and grouped mature trees and two small ponds on the western side of the site. The land is shown outlined in red on the Boundary Plan overleaf and being for identification purposes only.

PLANNING

Outline planning permission was granted on Appeal on 30th November 2022 with all matters reserved except access *'for up to 50 dwellings (including 40% affordable housing), community orchard and allotments, informal public open space, sustainable drainage system, vehicular access point and associated ancillary works'*. Further information can be found on the LPA's planning portal under reference REF21/01361/AS.

Reserved Matters application for the development must be submitted to the Local Planning Authority within 3 years from the date of the appeal decision date and therefore prior to 30th November 2025, and the development must commence within 2 years of the approval of the Reserved Matters. An Archaeological Field Evaluation Report must also be submitted and approved before the development can commence.

SECTION 106

The S.106 Agreement requires 40% affordable housing (split 30% Affordable Rent and 10% Shared Ownership).

We have assessed the S.106 contribution to be c. £6,000 per plot, subject to indexation. However, we advise Bidders to satisfy themselves with the level of financial contributions required under the completed S.106 Agreement dated 3rd November 2022 which is available in the Data Room.

ACCESS

As part of the planning consent a new access is to be constructed directly from the public highway at North Street (A274) as indicated on the Masterplan.

The access sight lines have been secured for the benefit of the site, with further details available within the Data Room.

DESIGN

The road layout provides access to the developable area which extends to 2.94 hectares (7.26 acres). The 50 dwellings are distributed between areas of open space which incorporates orchards, allotments, natural space (inaccessible), SuDS and public open space.

The proposed development has a 'farmstead cluster' design which will fit in with the low weald character of the area by

arranging the dwellings into a number of courtyards, and also incorporating the reinstatement of historic features and boundaries such as hedgerows.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

The site has an existing public footpath which runs along the southern boundary.

ADDITIONAL INFORMATION

A data room has been created to provide a suite of information relating to the site and the planning to include:

- Appeal decision and conditions
- S106 dated 30th November 2022
- Environmental Statements and Surveys
- Site Investigation Reports
- Masterplan
- HM Land Registry Title Documents
- Utilities Information and Technical Information

The data room is password protected. To gain access please contact tom.watson@btfpartnership.co.uk

VAT

Gladman Developments Limited and the landowner have elected to charge VAT and this will be payable by the purchaser on the legal completion in addition to the purchase price.

TENURE

The land at North Street, Biddenden is owned Freehold under part of HM Land Registry Title Number K352747.

METHOD OF SALE

BTF Partnership are appointed as sole agents and offers are invited by way of an Informal Tender for the freehold interest. The deadline for the receipt of offers is **12 noon on 17 July 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 cost allowances
- Timescale for exchange and completion.
- Confirmation of funds.
- Board approval process.

Bids must be emailed to tom.french@btfpartnership.co.uk and p.mussell@gladman.co.uk by the deadline.



GLADMAN



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

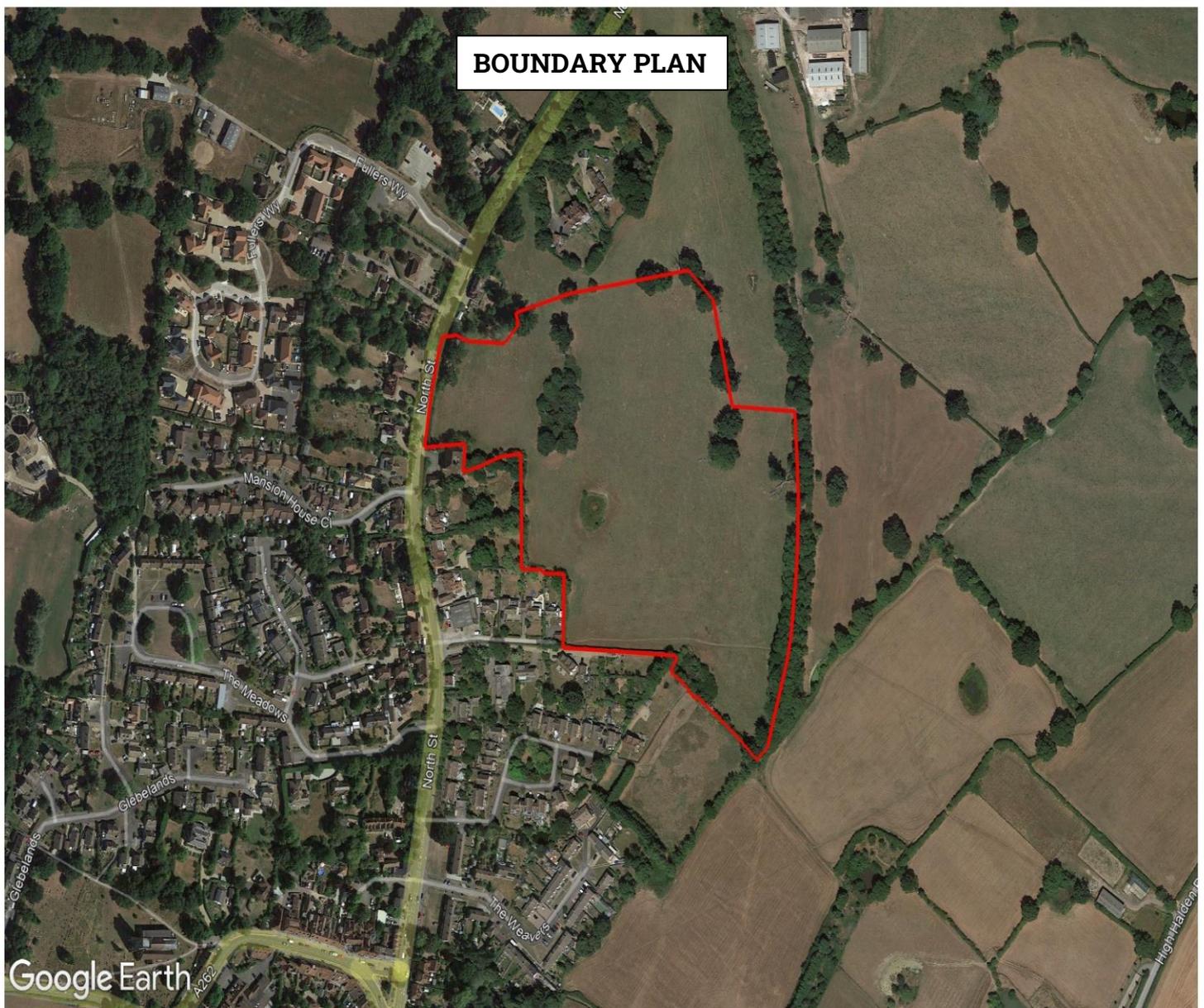
In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employ the services of Thirdfort to verify the identity of purchasers.

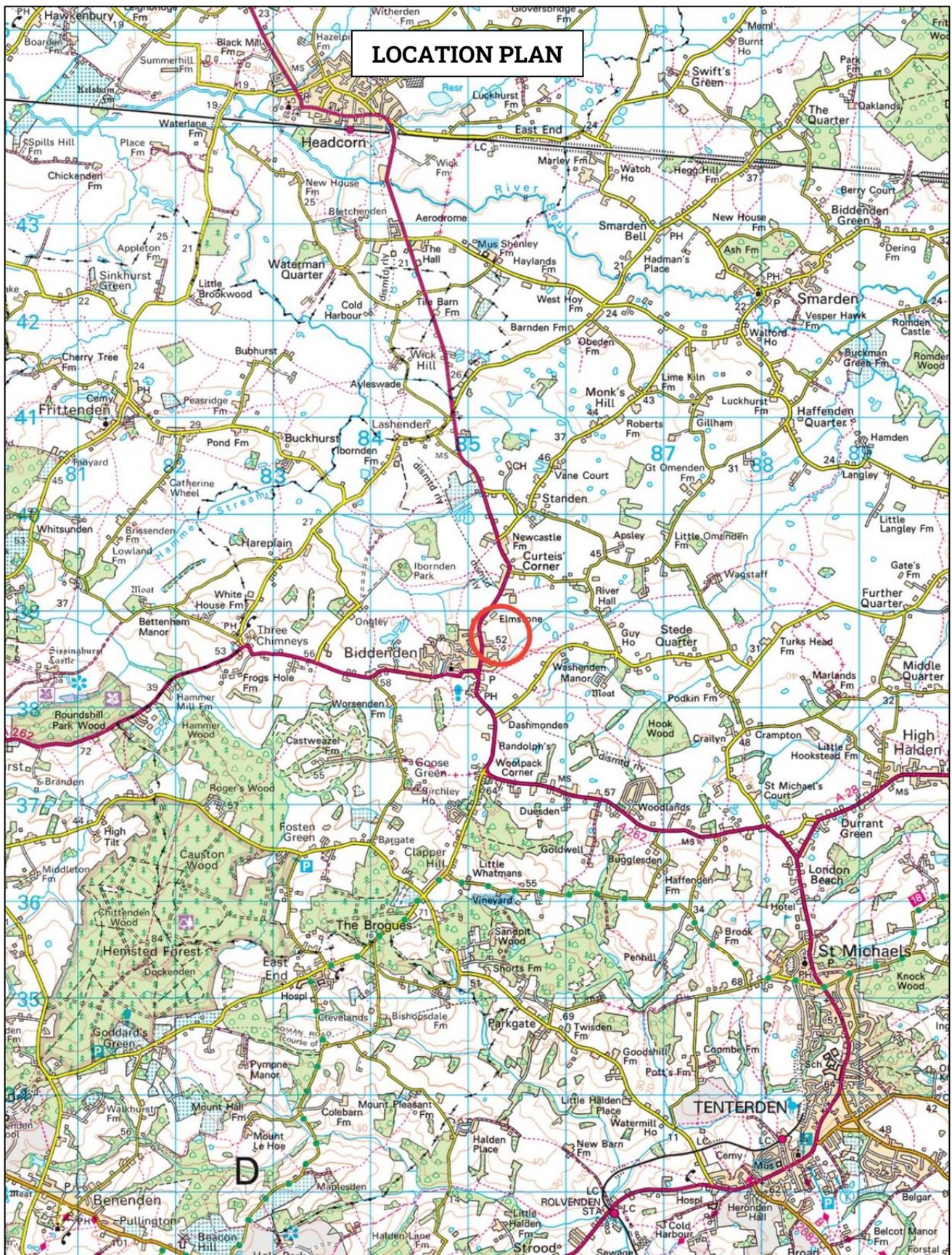
ACREAGES

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 sole agent.





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.