

LAND AT CHAFFES LANE

DEVELOPMENT SITE

**LAND ADJACENT TO 113 CHAFFES LANE
UPCHURCH | SITTINGBOURNE | KENT
ME9 7AY**



DEVELOPMENT SITE LAND AT CHAFFES LANE

Rainham - 1.9 miles
Sittingbourne - 5.9 miles
Chatham - 6.1 miles
Maidstone - 10.3 miles
Aylesford - 12.5 miles
Dartford - 22.6 miles

**AN EXCITING OPPORTUNITY TO PURCHASE
AN SPV-OWNED PRIME DEVELOPMENT SITE
LOCATED IN THE POPULAR RURAL VILLAGE
OF UPCHURCH**

- The site benefits from planning permission for 7x dwellings
- Potential for a second phase (STPP) on adjoining land

GUIDE PRICE:

**Unconditional offers in excess of £995,000 for
Parcel A only**
(Parcel B available by way of separate negotiation)

Viewing or Data Room access contact:

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RURAL LOCATION

Land at Chaffes Lane is located on the southern edge of the rural village of Upchurch. This village benefits from a village shop, GP surgery, golf course, primary school and a 13th century pub. Upchurch is located 1.4 miles north of the A2 between the towns of Rainham and Sittingbourne, both of which provide a more comprehensive range of retailers, leisure and recreational amenities along with educational facilities. Rainham town forms a conurbation with neighbouring towns of Chatham, Rochester, Strood and Gillingham.

Parcel A is bounded by Chaffes Lane to the north, Parcel B to the south, residential dwellings to the east and Oak Lane to the west. Parcel B is bounded by a residential dwelling to the south and agricultural farmland to the east.

The development site benefits from good connectivity with access to the M2 at Junction 5 (6.4 miles), providing links to Central London and other major National Motorway Networks. Local bus services travel to the nearby towns on a regular basis, with the local bus stop in walking distance of the site via existing footpath/ lit street lined paths.

Rainham railway station (2.2 miles) and Newington railway station (3.1 miles) are

nearby with a commute time of 25 minutes into London Terminals.

BUSINESSES OVERVIEW

Land at Chaffes Lane provides an exciting opportunity to acquire a self-contained residential development site which benefits from outline planning permission for 7 no. dwellings with all matters reserved except access and layout.

The development is owned by the Vendors under a Special Purpose Vehicle (SPV). The structure of the sale is arranged to include the land as a business asset as part of the sale of the business.

DEVELOPMENT OVERVIEW

The development comprises 0.88 acres (0.36 ha) of land that benefits from planning permission to be developed into seven modern homes. Each unit will benefit from private off-road parking, associated gardens and spacious interiors. The design is proposed as modern yet commensurate to the local area, nestled away in a characterful rural setting. The proposed units will amount to a total footprint of c. 8,902 Sq Ft (827 Sq M) comprising:

- 5 x four-bedrooms detached dwellings
- 2 x three-bedroom semi-detached dwellings

There is scope to acquire the adjoining plot (Parcel B) for further development (STPP). Access rights are to be reserved through the development upon purchase, as demonstrated on the indicative layout of the planning granted.

THE BUSINESS

The entirety of the issued share capital in C&M Capital Ltd, including the development land is for sale with accounts available in the Data Room.

PLANNING

The original planning application (planning reference number 23/502056/OUT) has been granted on appeal (Appeal reference APP/V2255/W/24/3340696) for the erection of five detached dwellings and two semi-detached residential dwellings with all matters reserved except layout and access under planning reference number 23/502056/OUT at Swale Borough Council. This planning permission applies to Parcel A only.

Parcel B does not currently benefit from any planning permission and is available by separate negotiation.

CIL

Swale Borough Council does not currently have an Adopted Charging Schedule; therefore, CIL will not be applicable. Applicants are advised to carry out their own investigations.

SITE LAYOUT PLAN



INDICATIVE STREET SCENE

1:200
0 4m 8m 12m 16m 20m



SITE LOCATION PLAN

1:250
0 20m 40m 60m 80m 100m 120m

SITE LAYOUT PLAN

1:500
0 10m 20m 30m 40m 50m

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE
SUBJECT TO PLANNING & BUILDING CONTROL APPROVAL

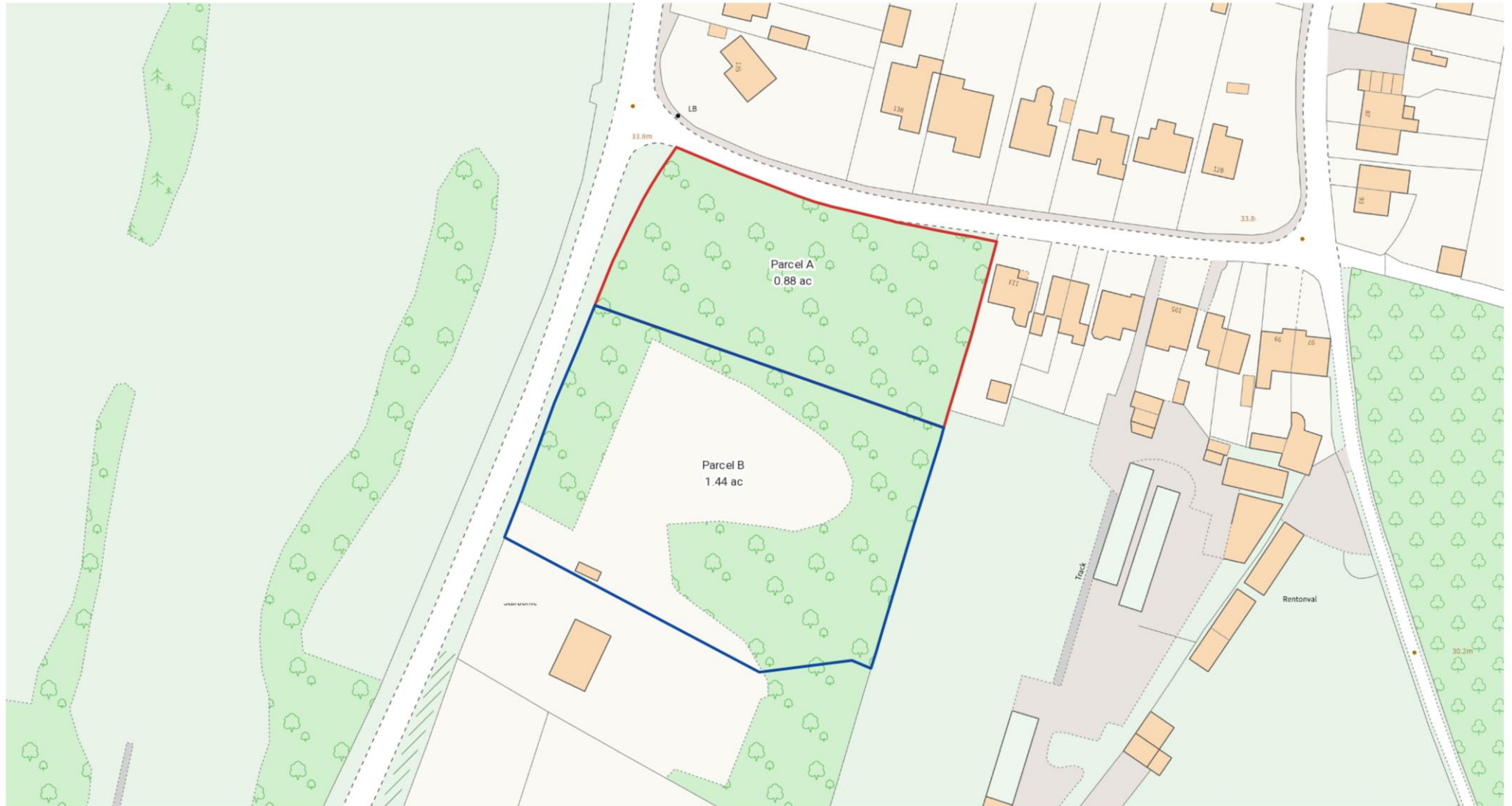
NOTE - ALL ROOF PLAN CONFIGURATIONS ARE SHOWN INDICATIVELY

Housing
5 x Detached dwelling 3/4 bed Plots 1,2,3,4 & 5
2 x Semi detached 2 bed Plots 6 & 7

Parking
2 spaces per 2 bed dwelling
3 spaces per 3/4 bed dwelling
2 visitor spaces

Key
v = visitor parking space
e = electric charge point
o = cycle store
g = gate access to rear gardens
r = refuse storage
T = Medium sized native tree

Boundary Plan



ACCESS

Access to Parcel A will be directly from Chaffes Lane to the north which our informal due diligence shows to be a publicly adopted highway. Parcel B is to be accessed with rights reserved through Parcel A.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent ME10 3HT.

TENURE

The consented plot falls under HM Land Registry Title Number K181188. The additional Plot falls under HM Land Registry Title Number TT152895. The Vendors own both parcels under two separate SPVs.

Copies of the Office Copy Entries and Title Plans are available from the selling agents on the Data Room.

BOUNDARIES

The plans are provided for identification purposes only and the purchaser must satisfy themselves on the location of the boundaries of the site from their own inspection and from the Land Registry plans and Site Plans available.

EASEMENTS, WAYLEAVES AND 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, supply, 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.

A right of way is to be reserved through the development to access adjacent land.

DATA ROOM

Interested parties will be provided with a link to a Data Room giving access to all relevant sales information, technical reports and planning information which were submitted to Swale Borough Council as part of the planning application. Information regarding the businesses including financial accounts are also available.

PURCHASER IDENTIFICATION

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

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied

upon as a statement of fact. All measurements including acreages are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

SERVICES

Access to mains services is understood to be readily available from the public highway. This is understood to include mains water, gas, electric and sewerage. **PLEASE NOTE:** None of these services have been checked or tested. The purchaser will be responsible for upgrading these supplies and installing separate metering.

METHOD OF SALE

The entirety of the issued share capital in C&M Capital Ltd and potentially Chinacomb Martin Ltd is being offered for sale. The Vendors reserve the right to take the property to informal tender, formal tender or auction at a later date if required. The Vendors also reserves the right to not accept any offer. The property is offered with vacant possession upon completion.

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 are strictly by appointment only with the vendor's sole agent.

Location Plan





Land and Property Experts

www.btfpartnership.co.uk

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