



BREWERS YARD
SITTINGBOURNE, KENT ME10

AN EXCITING OPPORTUNITY FOR **RESIDENTIAL DEVELOPMENT** IN THE COMMUTER TOWN OF SITTINGBOURNE



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THE RESIDENTIAL DEVELOPMENT OPPORTUNITY

An exciting opportunity for residential development in the commuter town of Sittingbourne

- ▶ The total gross Site measures approximately 0.59 acres (0.23 hectares)
- ▶ The existing Site is a disused car park off St Michaels Road, between the Bourne Place Multi-Storey to the West and Sittingbourne Methodist Church to the East
- ▶ The property benefits from the resolution to grant outline planning for the redevelopment of the site to provide up to 42 residential units (Section 106 is due to be engrossed and signed in June 2023)
- ▶ Opportunities exist for both traditional residential and senior living schemes (subject to the necessary consents)
- ▶ The Site is within a c.5 minute walking distance from Sittingbourne train station which benefits from direct access to London within an hour
- ▶ Offers invited for the freehold interest on an unconditional (subject to contract only) basis



AERIAL IMAGE OF THE SITE



ST. MICHAEL'S ROAD

HIGH STREET

THE FORUM SHOPPING CENTRE

LOCAL AREA

- ▶ The subject Site lies adjacent to The Forum Shopping Centre and local High Street, that features a range of popular chain stores, independent shops and restaurants. Further, Sittingbourne Retail Park is a c.10 minute walk from the Site and also benefits from large retailers and restaurants.
- ▶ There are many highly regarded primary and secondary schools in Sittingbourne, as well as a number of excellent nurseries. Along with two grammar schools in the town itself.
- ▶ Milton Creek Country Park is Sittingbourne's largest green space extending to 128 acres. This offers an extensive network of paths, a large natural play area and community events space.
- ▶ The major Kent towns of Maidstone and Rainham are in close proximity to Sittingbourne, and offer further shopping and leisure amenities.



Sittingbourne High Street



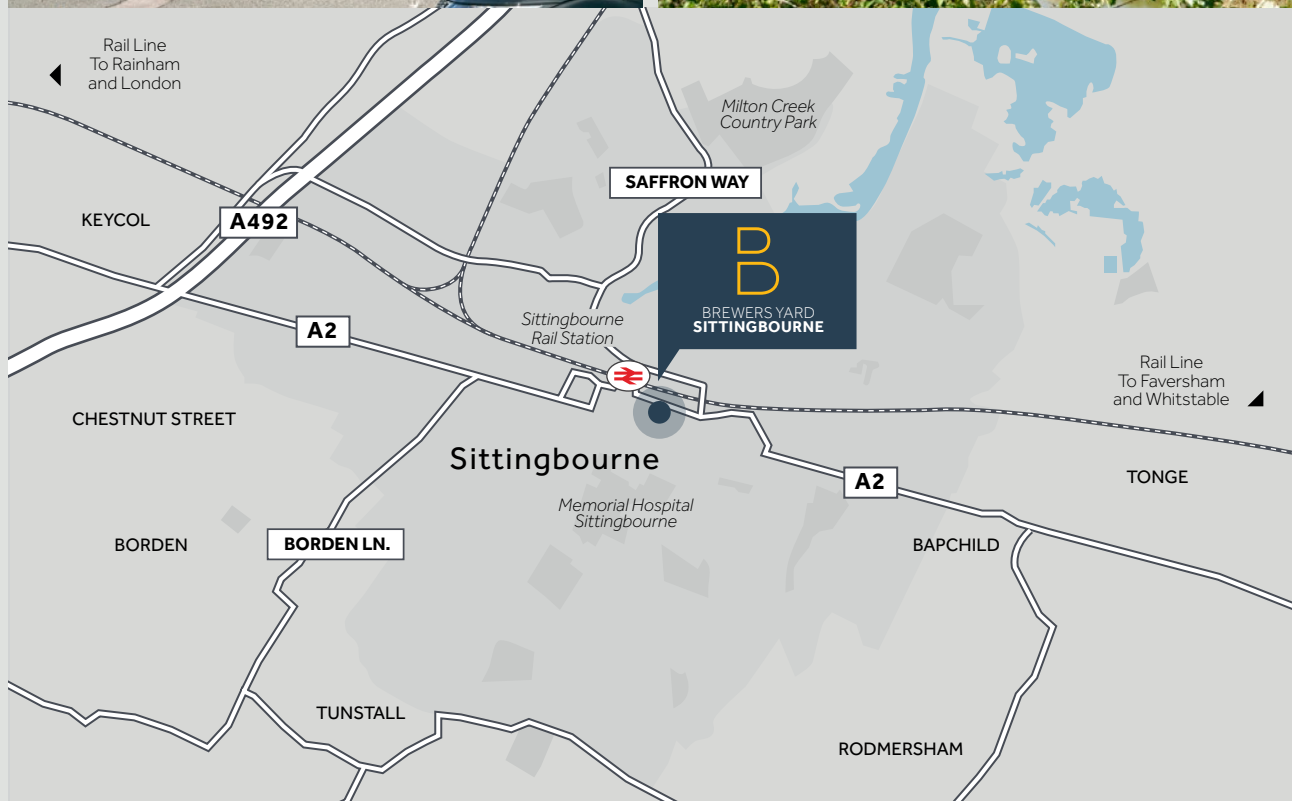
The Forum Shopping Centre



M&S Foodhall



Milton Creek Country Park



DD



TRANSPORT & CONNECTIVITY

Sittingbourne train station is a c.5 minute walk from the subject Site that benefits from a direct train service to London St Pancras and London Victoria, within an hour. A further rail connection can be made at London St Pancras to national and international services.

A variety of major employment areas are accessible within an hour by road and public transport, such as Canterbury, Maidstone, Gravesend and Northfleet.

Sittingbourne has easy access to the M2 and A2, which connect directly to the M25 orbital motorway. This provides quick access to the greater UK motorway network and locations including Gatwick Airport and the Channel Tunnel.

By Train:



Sheerness on Sea	18 mins
Bromley South	46 mins
London St Pancras Int	58 mins
London Victoria	60 mins

By Car:



Gatwick Airport	51 mins
Maidstone	24 mins
Rainham	24 mins
Canterbury	33 mins
Northfleet	35 mins
Gravesend	36 mins
Dartford	42 mins
Tonbridge	43 mins





SITE DEVELOPMENT

- ▶ This development opportunity boasts a central location in the town centre of Sittingbourne, close to the Forum Shopping Centre and Sittingbourne Train Station. Providing numerous amenities and green open space a short walk away.
- ▶ The existing Site is a disused car park off St Michaels Road, between the Bourne Place Multi-Storey to the west and Sittingbourne Methodist Church to the east. Sittingbourne Rail Station car parking is located to the north, whilst the High Street is to the south.
- ▶ Vehicular access to the Site is directly off St Michaels Road, with a further small pedestrian route from the High Street through the underpass between retail buildings.
- ▶ The outline consent of up to 42 residential units would be well received by the residential development market, and in particular the traditional Build to Sell market.

AREAS

The total gross Site measures approximately 0.59 acres (0.23 hectares).

MARKET COMMENTARY

Swale has seen a circa 14.3% increase in property prices over the last 2 years, indicating that there is an increase in demand for property within this area. This is supported by Kent having one of the highest increases in population amongst the East of England over the past couple of years. With this, the residential land market in the South East has thrived recently.

The Swale Local Plan (adopted July 2017) has set a minimum standard of 776 new homes per year. Significant investment can be seen recently within the area with several residential schemes being developed.

For example, Redrow have developed 304 units in their Regent Quay scheme which is located across the Sittingbourne train line from the subject Site. Additionally, Redrow's Amber Field scheme of 155 units is located just outside of Sittingbourne city centre. On average, values for new schemes in the area are achieving in excess of £385 psf.

PLANNING & DEVELOPMENT SUMMARY

- ▶ The property benefits from the resolution to grant outline planning permission for the residential development of up to 42 dwellings (access only being sought, all other matters reserved for future consideration).
- ▶ A copy of all associated documents can be found on the planning portal of Swale Borough Council with reference 22/50293/OUT.
- ▶ A copy of the draft Section 106 is available on the dataroom.

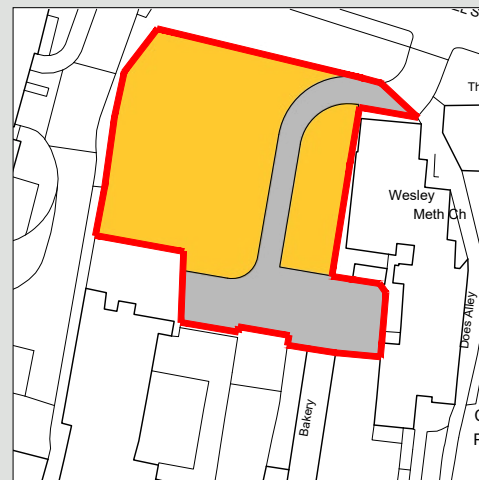
Once granted, the planning permission will provide indicative plans for;

- ▶ 9 Studio apartments
- ▶ 25 One bedroom apartments
- ▶ 8 Two bedroom apartments
- ▶ Concierge
- ▶ Green roof and roof terrace
- ▶ 262 sq ft of Bins storage
- ▶ 723 sq ft of Bike storage
- ▶ 564 sq ft of Communal space

Bedroom Type	Units	Aggregate GIA Approx. (sq ft)	Average Unit Size Approx (sq ft)
Studio	9	3,600	400
One Bedroom	25	13,698	548
Two Bedroom	8	5,304	663
Total	42	22,602	



Freehold Development Land for Sale.

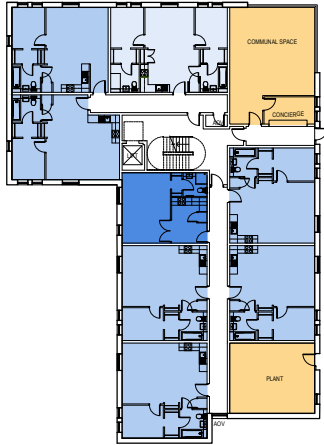


Outline area of the development opportunity.

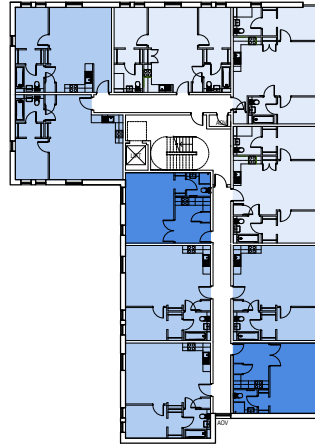


FLOOR PLANS

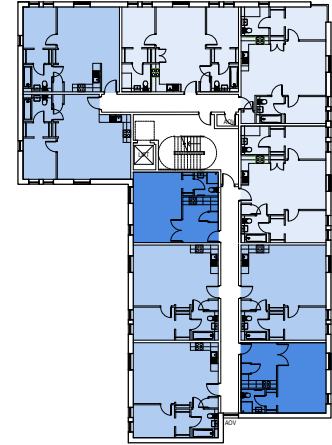
These floorplans are merely indicative, based on NW-Architecture's study.



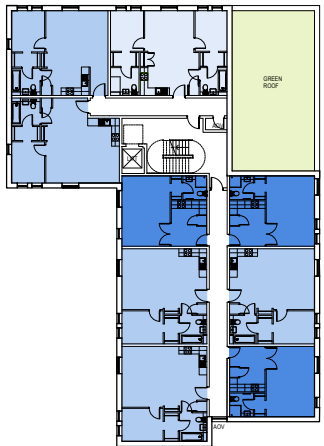
Ground Floor Plan Proposed



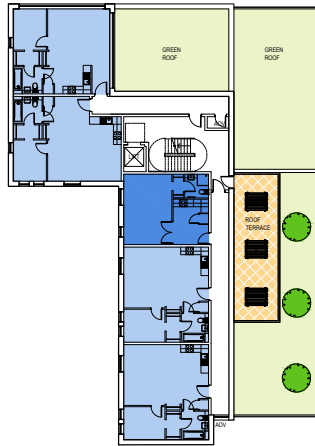
First Floor Plan Proposed



Second Floor Plan Proposed



Third Floor Plan Proposed



Fourth Floor Plan Proposed



FURTHER INFORMATION

Legal Title & Tenure

The Site is held freehold under K544689

Local Authority

Swale Borough Council

Inspection

The Site may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Method of Sale

The Site is being offered for sale by informal tender. Unconditional offers are sought for the freehold interest of the Site subject to contract only.

VAT

We understand the Site is elected for VAT.

Other Information

Please see the dedicated website for:

- ▶ Bidding procedure
- ▶ Legal documents
- ▶ Planning report
- ▶ Indicative Site Plans
- ▶ Indicative Accommodation Schedule and Floor Plans

www.brewersyardsittingbourne.com

For full access to the website, you will be required to enter your company name and email address.

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CONTACT US

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