



Exciting Development Opportunity with Outline
Planning Consent for up to 16 Dwellings in
Sittingbourne

Land At Tonge Road
Sittingbourne Kent ME9 9BD

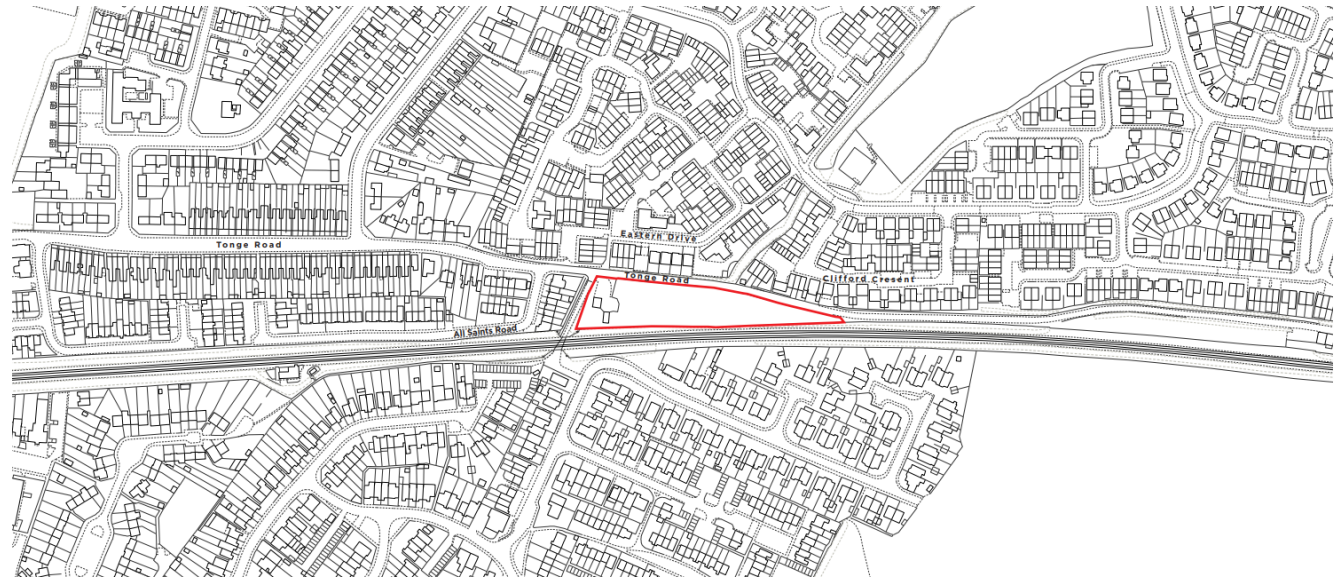
Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site is located within Murston Sittingbourne and is situated between Tonge Road and the Chatham Main Line. It is roughly triangular in shape and extends circa 0.48ha. The Site primarily comprises a yard area and a grazing paddock. The yard is positioned at the wider, western end of the site and benefits from vehicular access onto Tonge Road. To the West the site is bound by a footpath that connects Tonge Road to Peel Drive via an underpass of the railway line. From the widest point, the site narrows in an easterly direction.

The town centre is approximately 1 mile to the west, and Sittingbourne Railway Station is just over 1.1 miles away. Sittingbourne offers direct trains to London Victoria in just over 1 hour. Alternatively, road travel is available via the A249, M2 and Motorway network.

Sittingbourne also boast number of reputable schools, including grammar schools. Shopping Facilities can be found at Sittingbourne Retail Park, Maidstone and Rainham offer additional shopping and leisure facilities. Furthermore, there is Milton Creek Country Park, which offers around 128 acres of green space.



Planning

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On the 5th July 2023 Ref: [22/503418/OUT](#) was granted for: *Outline Application with access matters sought for the development of up to 16 dwellings and all necessary supporting infrastructure including internal access roads, footpaths and parking, open space and landscaping, drainage, utilities and service infrastructure works. (Matters of appearance, landscaping, layout and scale are reserved for future considerations except for access to Tonge Road.)*



Sales and Viewing Information

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Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

The Vendors have elected to charge VAT.

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

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

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

Agent Details

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Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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Prices and rents quoted in these particulars may be subject to VAT in addition.

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Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

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