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CHARTERED SURVEYORS

Arches View, land north side of
Chatham Hill High Street, Chatham,
ME4 4NU

Offers in the Region Of
£165,000



- Freehold Land with Development Potential
- Indicative Four-Storey Development Height Parameter
- Architectural Plans and Technical Reports
- Allocated Residential Development Site in Adopted Neighbourhood Plan
- Previous Residential Development Schemes Prepared
- Existing Roadside Advertising Hoarding

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An interesting opportunity to acquire a FREEHOLD PARCEL OF LAND extending to approximately 0.1 ACRES, occupying a PROMINENT ROADSIDE POSITION close to Chatham town centre. The site is SPECIFICALLY ALLOCATED FOR RESIDENTIAL DEVELOPMENT within the ADOPTED ARCHES (CHATHAM) NEIGHBOURHOOD PLAN 2022–2040, with an INDICATIVE FOUR-STOREY DEVELOPMENT HEIGHT PARAMETER. Previously the subject of residential development proposals, with ARCHITECTURAL DRAWINGS AND SUPPORTING TECHNICAL REPORTS AVAILABLE, the land also retains an EXISTING ADVERTISING HOARDING offering potential for future advertising income, subject to the necessary arrangements and consents. An opportunity for developers or investors to explore the site's potential, subject to planning permission.

Location

The land is situated on the northern side of Chatham Hill/High Street, adjacent to 425 High Street, within an established mixed residential and commercial area of Chatham, Kent. Occupying a prominent roadside position close to the junction of Chatham Hill, High Street and New Road, the site benefits from excellent visibility to passing traffic and is conveniently placed for access to Chatham town centre, approximately half a mile to the west.

Chatham provides a comprehensive range of shopping, leisure and commercial facilities, together with public transport connections. Chatham railway station is located approximately 0.7 miles to the west, providing services towards London and other destinations throughout Kent and Medway.

The site is well positioned for access to the A2 and wider regional road network, whilst local bus services, shops and other amenities are readily accessible.

Description

The property comprises a roughly rectangular parcel of previously developed land, occupying an elevated roadside position with frontage to Chatham Hill/High Street.

The land extends to approximately 0.1 acres, although the precise site area remains subject to verification. The site is presently vacant and incorporates an existing advertising hoarding fronting the highway.

The land is bordered by established development, with residential properties situated on higher ground to the rear. There is a significant difference in levels between the site frontage and adjoining residential accommodation, which would require consideration in any future development proposals.

The site has historically been used for outdoor advertising and presents an opportunity for a purchaser to explore either its redevelopment potential or the continued use of the existing advertising installation, subject to the necessary permissions and agreements.

Planning and Development Potential

The property is specifically identified as Site 6 – Arches View within the Arches (Chatham) Neighbourhood Plan 2022–2040, which was formally adopted by Medway Council on 15 May 2024. The plan forms part of the statutory development plan for the area and identifies the property as a potential residential development site under Policy HO4 – Site Allocations.

The adopted plan provides the following indicative development parameters: Proposed land use: Residential Indicative density: 70–150

dwellings per hectare Indicative building height: Four storeys Flood zone: Identified as low risk within the Neighbourhood Plan Significantly, the accompanying Site Allocations Report acknowledges previous unsuccessful planning applications but expressly records that the principle of residential development on the site was considered acceptable.

This provides a positive planning policy context for prospective purchasers wishing to investigate a suitably designed residential scheme, having regard to the requirements of the adopted Neighbourhood Plan, its associated Design Code and other applicable planning policies.

Any future development proposal will need to consider the site's topography, neighbouring residential amenities, access arrangements and its location within the Central Medway Air Quality Management Area. Prospective purchasers are advised to make their own enquiries with Medway Council regarding the nature and extent of any development capable of obtaining planning permission.

Advertising Hoarding

The property retains an advertising hoarding facing Chatham Hill/High Street, occupying a prominent position visible to passing road users. The land was previously in the ownership of an established outdoor advertising operator and has historically been utilised for roadside advertising purposes.

The hoarding is currently unlet and does not generate any rental income. Its continued presence may, however, offer a purchaser the opportunity to investigate the reinstatement of advertising arrangements and the potential generation of rental income, subject to demand, the necessary statutory consents and confirmation of any relevant rights or restrictions. No representation is made regarding the availability or level of future advertising income.

Previous Planning Applications

The site has been the subject of several residential development proposals, including applications MC/19/0211, MC/20/1257 and MC/20/3102, exploring the construction of an apartment block comprising up to 19 residential units. The most recent application (MC/20/3102), proposing nine one-bedroom apartments, was refused in February 2021, principally on grounds relating to design, neighbouring amenity and highway considerations.

Notwithstanding these refusals, the site has subsequently been specifically allocated for potential residential development within the adopted Arches (Chatham) Neighbourhood Plan 2022–2040. Historic architectural drawings and supporting technical reports are available to interested parties upon request. Any future development would be subject to obtaining the necessary planning permission.

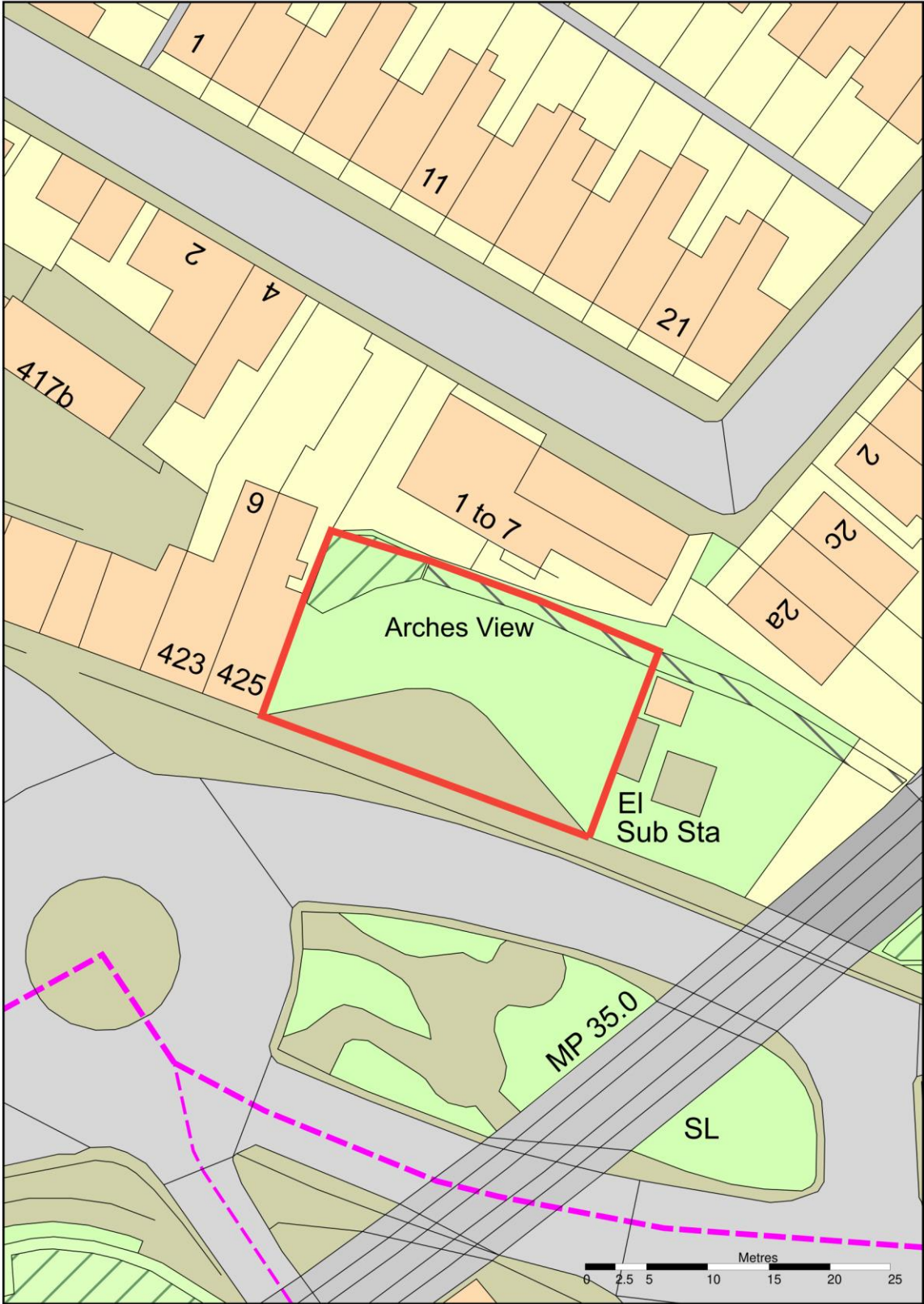


Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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Arches View, Chatham Hill High Street, Chatham ME4 4NU



Map Information
Scale: 1: 500
Date: 19/10/2026
Reference: Arches View, Chatham Hill High Street,
Order No: 7937738



