



Land & Property Experts



DEVELOPMENT SITE

**LAND AT LOWER RAINHAM ROAD
GILLINGHAM - KENT ME7 2XH**

LAND AT LOWER RAINHAM ROAD GILLINGHAM KENT ME7 2XH

Gillingham	-	1 mile
Chatham	-	3 miles
Rochester	-	4 miles
Sittingbourne	-	7 miles
Maidstone	-	10 miles

A consented development site for the construction of 3 self-build dwellings with associated parking and amenities based all within a good sized plot with views to the north and good access.

- Consent for 3 large dwellings under Planning Ref: MC/20/1025 – Medway Council.
- 3 dwellings extending to 160m² each, including 21.8m² garage.
- Good sized individual plots with views to the north.
- In all approximately 0.67 acres

FOR SALE BY PRIVATE TREATY IN THREE LOTS :-

**LOT 1 - £300,000
LOT 2 - £300,000
LOT 3 - £300,000**

**VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Canterbury Road, Challock, Ashford, Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk**

LOCATION

The Land at Lower Rainham Road is situated just to the north of the Lower Rainham Road running east out of Gillingham. The plot is situated on the higher ground, just to the south of the banks of the River Medway. Gillingham, Chatham and Rochester are all within a 5 mile radius and are able to provide a comprehensive range of facilities, amenities and schooling along with national road and rail links if required. Sittingbourne is 7 miles due east with Maidstone 10 miles south, both of which can provide further facilities, amenities and schooling if required. Links to London are easy with the local motorway network within a 3 mile radius on the M2, providing further links to the county and the rest of the country.

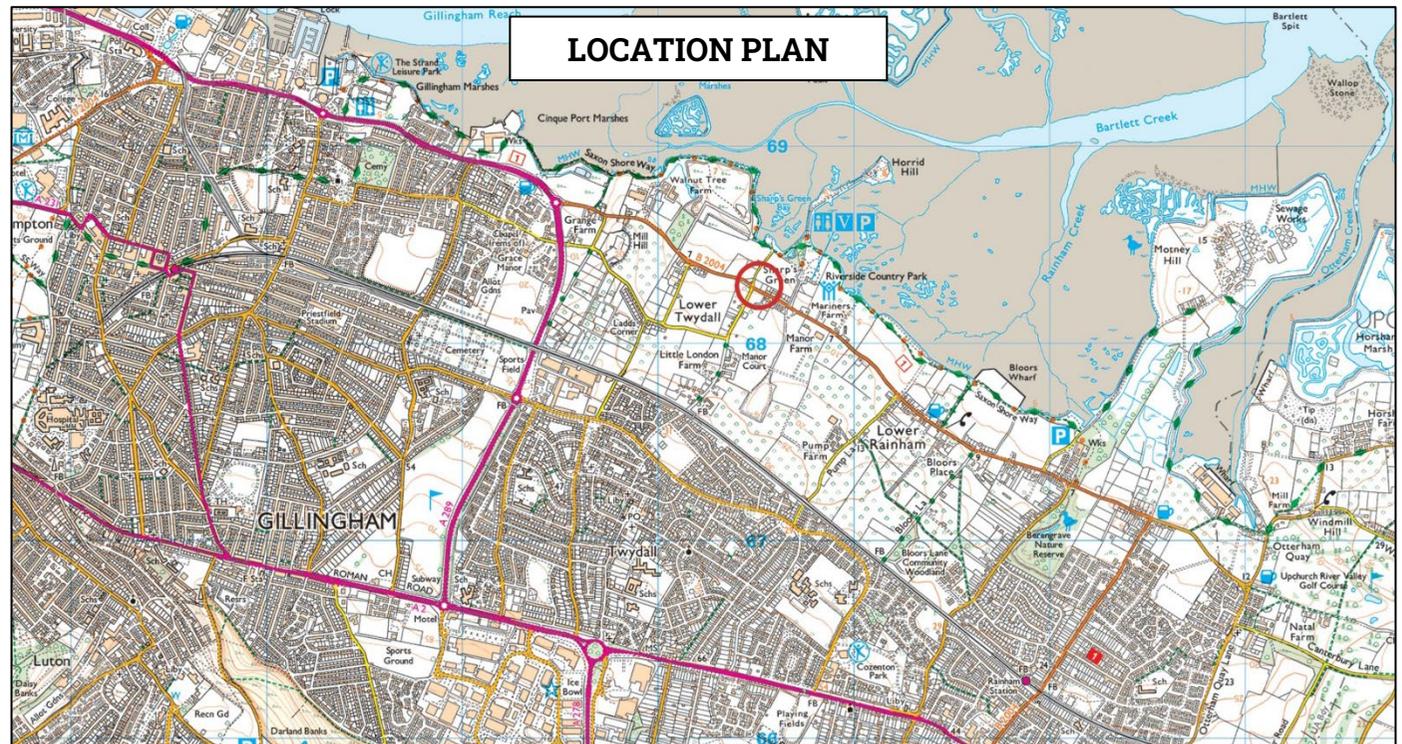
Please see the Location Plan for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the M2, Junction 5, take the A249 exit to Sittingbourne and follow signs for A249. After approximately 2 miles, take the A2/Rainham/Sittingbourne exit and at the roundabout, take the 1st exit onto Keycol Hill/A2. Follow this road for 3.5 miles and turn right onto Otterham Quay Lane. At the next roundabout, take the 1st exit onto Lower Rainham Road and continue over the next roundabout onto the B2004. After 0.2 miles the gated entrance will be on your left.

WHAT 3 WORDS

spaceship.loudly.song



GENERAL DESCRIPTION

The Land at Lower Rainham Road comprises a relatively flat site, extending in total to 0.67 acres. Planning permission has been granted at appeal under Planning Application No: MC/20/1025. Consent was granted for the construction of 3 self-build dwellings with associated parking and amenity space as shown on the proposed site layout plan below. Each of the individual units will extend to approximately 160m², comprising 138.2m² worth of living accommodation and 21.8m² of garaging. Each plot is situated within a good sized garden area with views to the north over the River Medway. The access road has been finished with water and electricity now on site, waiting to be connected up. Each plot has its own private drainage system already installed. The boundary of the site to be offered is outlined in red opposite and extends to 0.67 acres.



SITE LAYOUT PLAN



Notes:

NOTES:
 - Do not scale from this drawing.
 - All dimensions to be verified on site and in mm.
 - Builder to verify all dimensions, heights and levels prior to commencement of work.
 - All documents shall be checked to ensure that they are compatible by the contractor before construction commences. In the event of apparent ambiguity or contradiction the engineer and/ or architect shall be notified immediately.
 - The contractor in preparing his estimate shall visit the site and acquaint himself with the problems involved.
 - The contractor shall issue all statutory notices to the local Authority during progress and completion of works.

A	-	-	-
REV	DESCRIPTION	BY	DATE
STATUS: PLANNING			

BARRON EDWARDS
PLANNING & ARCHITECTURE

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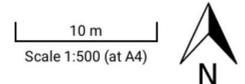
SITE:	309 Lower Rainham Road Gillingham ME7 2XH
TITLE:	Proposed Site Layout

SCALE AT A2:	DATE:	DRAWN:
1:200	08.09.2020	SR
PROJECT NO:	DRAWING NO:	REVISION:
LRR309-A	LRR309-A-P2	

BOUNDARY PLAN



Produced on Jan 6, 2022.
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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 Directors of BTF is available for inspection at each BTF Office.

SERVICES

Each plot has water, electricity and a private drainage system already on site. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available. The property to be sold is registered as part of Land Registry Title No: K780917. A copy of the Office Copy Entries and Title Plan is available from the selling agents on request. It should be noted that the purchaser will be required to erect a fence between Points A & B on the Boundary Plan to the specification of the vendor within 6 weeks of completion.

ACCESS

Access is directly from the Lower Rainham Road to the south via a gated entrance onto a tarmac drive. As far as we are aware, the subject property to be sold adjoins the public highway.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PLANNING

MC/20/1025 – Construction of 3 self-build dwellings with associated parking and amenity space. The decision was granted at appeal and a copy of all the available documentation is available either from the selling agent's offices on request or from the Medway Council planning portal.

LOCAL AUTHORITY

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

Medway Council, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the external boundaries prior to offering.

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.

PHOTOGRAPHS & ARTIST'S IMPRESSION

The photographs within these particulars were taken in February 2026 and the artist's impression on the below was produced to give a prospective purchaser an idea of what the site may look like once complete.

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.

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.

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 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.

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. If you would like to view, please contact Millie Palmer-Pilc on the contact details below.

BTF Partnership, Canterbury Road, Challock, Ashford, Kent TN25 4BJ - Tel: 01233 740077 - Email: challock@btfpartnership.co.uk Reference: MPP/R1706.1

GUIDE PRICES

LOT 1 – £300,000

LOT 2 – £300,000

LOT 3 - £300,000



ARTIST IMPRESSION



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

4BJ