



**FOR SALE ON THE INSTRUCTIONS OF KENT COUNTY COUNCIL  
RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO THE NECESSARY CONSENTS)  
PROPOSAL FOR 31 UNITS**

**2.79 Acres (1.13 Hectares)**

**FREEHOLD**

**LAND AT MINSTER COLLEGE, MINSTER ROAD, MINSTER,  
ISLE OF SHEPPEY, KENT ME12 3AY**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

## **LOCATION:**

The site directly adjoins the Minster College site in an established residential area between Halfway and Minster, on the Isle of Sheppey.

Sheerness, the principal town on the Isle of Sheppey, lies approximately 1½ miles to the north. Sheerness Railway Station linking with mainline services at Sittingbourne accessing London and the Kent Coast.

Significant development in the area includes Neats Court Retail Park, with expanding facilities for shopping and leisure.

The A249 dual carriageway links the Isle of Sheppey directly with the M2 & M20 motorways, and hence the national motorway network.

## **DESCRIPTION:**

The property comprises an undeveloped site adjoining the extensive premises occupied by the Oasis Academy and previously formed part of the college site.

The overall site extends to approximately 2.79 acres (1.13 hectares).

The property is situated at the eastern end of Admirals Walk, being approached through a primarily post-war suburban residential development. The site is considered to be suitable for conventional residential development, subject to the appropriate planning consents, having been allocated for same in Swale Borough Council's emerging Local Plan.

## **ACCOMMODATION:**

2.79 acres (1.13 ha) development site.

## **TERMS:**

The site is to be sold in its existing state with vacant possession. Expressions of Interest are invited from interested parties for a purchase of the freehold of the site. Such Expressions of Interest are to indicate the basis of that interest and the nature of the intended development. All options will be considered, ranging from an early outright sale to a subject to planning disposal. From the interest received, interested parties will be invited to submit formal offers for the site.

The property is for sale freehold and the site is edged red for identification on the attached plan.

## **PRICE:**

Expressions of Interest are sought for the freehold.

## **LEGAL COSTS:**

Each party to be responsible for their own legal and other costs associated with the transaction.

## **PLANNING & BUILDING REGULATIONS:**

Planning Consultants DHA Urban Design have provided Kent County Council with initial advice in relation to the future development of the site.

A preliminary indicative scheme for the property has been prepared and this is available to interested parties.

Taking account of the relevant development considerations, including site density and highways, DHA consider that the site could be redeveloped with some 31 dwellings. The indicative layout providing 9 terraced dwellings, 20 semi-detached and 2 detached houses. The proposed development to be solely accessed from Admirals Walk.

The indicative scheme provides for a pedestrian access / link into the adjoining Academy site.

The above is for information purposes only and it is the responsibility of the purchaser to satisfy themselves as to the future potential of the site to accommodate their intended development in putting forward any offer.

## BUSINESS RATES:

Not applicable - development site.

## EPC

This property does not require an EPC.

## VIEWING:

Inspection is strictly by prior arrangement with the Sole Agents, Harrisons. Under no circumstances should prospective purchasers trespass onto the site.

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Ref: 22/08/16 / BPC / 2213



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