



On the instructions of Kent County Council



**c. 3.69 ha (c. 9.1 acres) Residential Development Site**  
**Unconditional or Conditional (subject to planning) offers invited**



**Former Playing Field**

Freemen's Way  
Deal  
Kent, CT14 9DQ

**For Sale**



# Location

Located in Deal, the site is approximately 1 mile south of Deal town centre which offers a range of local shops and services. A wider range of shopping and leisure facilities can be found in the towns of Dover to the south or Canterbury to the west.

The site is around 1 mile from both Deal and Walmer railway stations. These offer High Speed services to London St Pancras with a journey time around 1 hour and 30 minutes as well as a regular service to London Cannon Street with a journey time around 2 hours and 15 minutes.

The A2 is 6 miles to the south and junction 2 of the M25 is approximately 1 hour by car to the west.

# Site Description

The site extends to c. 3.69 ha (c. 9.1 acres) in size and is generally regular in shape and level. Previously a playing field it is understood that it has been vacant since 2006. It is mainly laid to grass with some mature trees and hedgerows to the boundaries. The surrounding area is predominantly residential with a cemetery and allotment gardens to the north. It is understood that a maintenance programme is in place in terms of routine grass cutting.

# Pre-Application Planning Advice

- The site is a former primary school remote playing field that has been out of use since 2006 when the school amalgamated with Mongeham Primary School to create Hornbeam School on Mongeham Road.
- It is currently allocated in Dover District Council’s Core Strategy as a designated area of Open Space although is secure and there is no formal public access. Although the site has been dormant for over 5 years it’s Open Space designation means Sport England are a statutory consultee.
- DDC’s Policy DM25 only allows for the loss of designated Open Space in exceptional circumstances and states “where a replacement area with at least the same qualities and equivalent community benefit, including ease of access, can be made available”. DDC’s Sports Strategy identifies a substantial shortfall in youth football pitches locally.
- Following consultation with DDC officers at pre-app, an illustrative scheme was prepared by DHA Planning showing 90 dwellings (comprising 12 no. 2 bed flats; 32 no. 2 bed houses; 38 no. 3 bed houses and 9 no. 4 bed houses in line with current planning policy density/mix. In addition the scheme shows a Local Equipped Area for Play (LEAP) together with two Football Association standard youth football pitches, parking and changing facilities .
- Kent FA and Local clubs have been informally approached by KCC to assess potential demand in order to support any planning application. Two local clubs have expressed an interest in taking a lease on the youth football facilities upon practical completion.



## Surplus Declaration

- It is understood the site was formally declared surplus by Education in August 2008 following the School closing in August 2007.
- The Area Education Officer supports the proposed disposal and the site's disposal is also endorsed by KCC's Infrastructure Asset Review Board.
- Evidence has been collated from KCC officers along with the school's former caretaker and head teacher that supports the playing field not having been used since Summer 2006. Therefore, in respect of Schedule 1 and Section 77 consents from Department of Education it is understood only a self-certified class consent will be necessary by the time any sale takes place as 10 years will have passed.

## Further Information

Copies of the proposed site layout plan, Pre-Application feedback and other reports are available to download from our website at [www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk).

## Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

## Services

Interested parties are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service the proposed development.

## VAT

It is understood that VAT will not be applied to this transaction.

## Viewing Arrangements

The site can be viewed from the public highway in daylight hours. Should you require a more detailed inspection of the site or the existing property, prior arrangement will need to be made through the agent.

## Offers

Unconditional or Conditional (subject to planning) offers are invited for the freehold by way of informal tender. All offers must be made in writing to be received on or before **12 noon of Friday 29<sup>th</sup> April 2016**.

Unconditional bids must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of contracts.

Conditional (subject to planning) bids must be accompanied by a detailed development proposal (with plans), details of your planning strategy, details of any on-site due diligence required prior to an exchange of conditional contracts, an indication of the contract timing and confirmation of the funding arrangements.

The vendor is not obligated to accept the highest or any bid made.

## Agents Details

For further information please contact the agents:

### Graeme Dowd

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