



c. 2.4 ha (c. 5.9 acres) site with a 60 unit indicative layout
Unconditional (STC) or Conditional (STPP) offers invited



Land at Oakwood Park

Astor Park, off Oakwood Road
Maidstone
Kent, ME16 8FP

For Sale

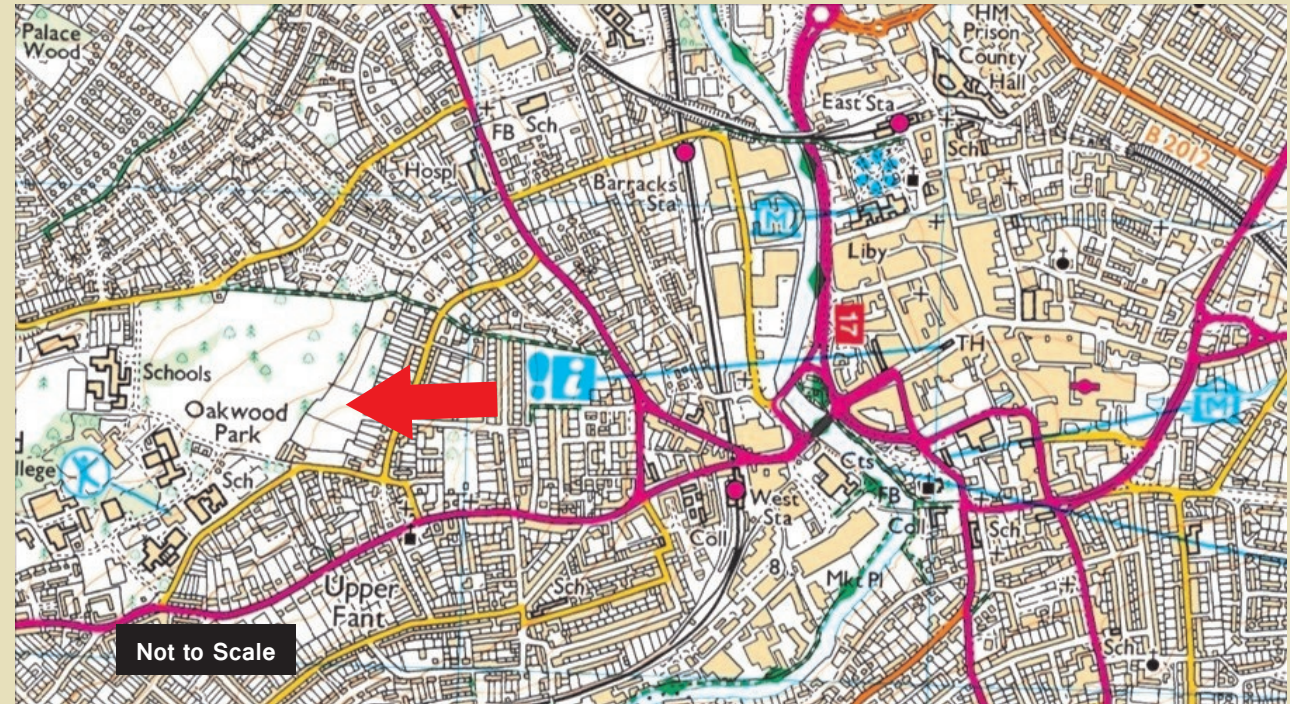
Location

The site is located approximately 1 mile east of Maidstone town centre which provides a wide range of shops, services and leisure facilities.

Maidstone East station is in the town centre and provides services to London Victoria and London St Pancras with a journey time of just over an hour.

Locally the site is adjacent to the Oakwood Park education complex with a multitude of secondary schools, sixth form colleges and further education establishments.

Junction 5 of the M20 motorway is around 2.5 miles to the north.



Site Description

The site extends to c. 2.4 ha (c. 5.9 acres) in size and is generally regular in shape and level. It is understood the site formed part of the Astor of Hever school farm, but has been unused for several years. The site is surrounded by mature hedgerow and trees on the northern, eastern and western boundaries with a relatively new residential development 'Astor Park' to the south. Vehicular access to the site is to be provided from Astor Park across land in separate ownership but with full transferable rights of access.

Proposed Scheme and Planning

Kent County Council instructed DHA planning to promote the site for allocation in the Maidstone Borough Council's emerging Local Plan and pre-app advice was sought for a c. 60 unit scheme which was favourably received by Officers. In the intervening period Council Members opposed the site's allocation citing concerns with the impact on local highway infrastructure and a desire to reserve the land for future educational use, contrary to advice from Kent County Council Education & Young People Services that confirms the site is not currently required to satisfy educational needs in west Maidstone.

The site is an unused, under-utilised, sustainable site in the urban area for which it is believed a planning case for redevelopment can be constructed. It is notable that the reasons for not taking the site forward at this stage are technical and could be clearly addressed in any planning application.

Further Information

A site plan, indicative layout for the 60 units scheme and recent planning documentation is available to download from our website at www.rpclanglandandnewhomes.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

Offers are sought on either Unconditional (subject to contract) or Conditional (subject to planning) basis 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 16th September 2016**.

Unconditional (subject to contract) offers must be accompanied with evidence of funding and details of any on-site due diligence that will be required prior to an exchange of unconditional contracts.

Conditional (subject to planning) bids must be accompanied by the following:

- a detailed development proposal (with plans if available)
- details of the planning strategy
- details of any on-site due diligence required prior to an exchange of conditional contracts
- an indication of the proposed contract timescales
- confirmation of the funding arrangements and any internal approval procedure required prior to an exchange of contract

Bids that do not provide this information are unlikely to be considered favourably.

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

Agents Details

For further information please contact the agents:

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