



# High Quality Site with Potential - c. 6.3 ha (c. 15.7 acres)

Unconditional (STC) or Conditional (STPP) offers invited



For Illustrative Purposes Only

## Former Foxwood School Site

Seabrook Road

Hythe

Kent, CT21 5QJ

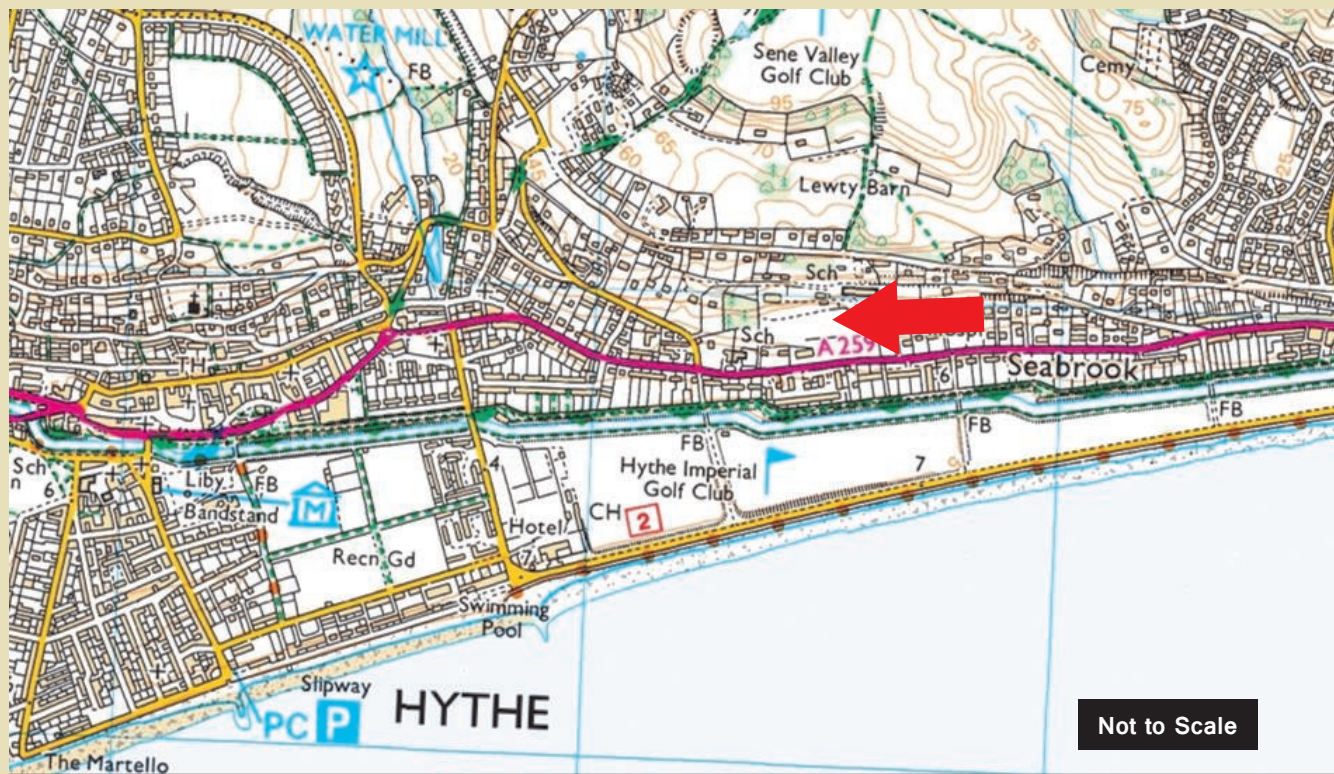
**For Sale**

## Location

The site is located approximately 1 mile east of Hythe town centre which provides a good range of local shops and restaurants. A wider range of shops and services is available in Folkestone which is approximately 3.5 miles to the east.

Folkestone West station is around 3.5 miles to the north east and provides services to London Charing Cross with a journey time of around 1 hour 45 minutes and high speed services to London St Pancras with a journey time of around an 1 hour.

Junction 12 of the M20 motorway is around 2.2 miles to the north.



## Site Description

The site extends to c. 6.3 ha (c. 15.7 acres) in size, is irregular in shape and rises from south to north with several large plateaus. Formerly a school that has been recently vacated, current development comprises a range of buildings which are predominantly two storey with parts over three storeys along with areas of hard standing and playing fields. There are a large number of mature trees and hedgerows spread across the site with most heavily wooded section at the north of the site bordering Cliff Road. The site is in a predominantly residential area comprising in the main large detached properties.

## Proposed Scheme and Planning

Kent County Council has instructed Guy Holloway Architects to prepare a site layout concept plan for the site and this currently shows capacity for c. 125 dwellings at the site comprising a mix of houses and apartments. A topographical survey has recently been undertaken which will be used to refine the layout plan prior to seeking formal pre-app advice from Shepway District Council in respect of the site's redevelopment.

## Linking with the Moat View Road, Folkestone site

RPC is marketing the Moat View Road site in Folkestone in parallel which could accommodate c. 30 units. It is considered that potential exists to link the Seabrook Road site with the Moat View Road site in order to accommodate some of the affordable housing the redevelopment of the Seabrook Road site will need to provide. This is subject to all necessary approvals being obtained, but historically, Shepway District Council have accepted this approach at other local sites.

## Further Information

Further information is 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

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 16<sup>th</sup> 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:

### Graeme Dowd

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