



**FOR SALE ON THE INSTRUCTIONS OF KENT COUNTY COUNCIL**  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO NECESSARY CONSENTS)**  
**PROPOSAL FOR 56 UNITS**

**3.56 Acres (1.44 Hectares)      FREEHOLD**

**GEN<sup>2</sup>**  
PROPERTY



**HALFWAY HOUSES PRIMARY SCHOOL SITE,  
QUEENBOROUGH ROAD, ISLE OF SHEPPEY, KENT ME12 3BE**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## **LOCATION:**

The site has a direct frontage to Queenborough Road (A250), which forms part of the principal highway network serving the Isle of Sheppey. Located in the settlement of Halfway, it is in an established residential area with its own range of local amenities.

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

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

The site benefits from good vehicular accessibility. The A250 connects with the A249 dual carriageway, which links the Isle of Sheppey directly with the M2 & M20 motorways, and hence the national motorway network.

## **DESCRIPTION:**

The site is at present occupied by the Former Halfway Houses Primary School. This comprises buildings of a variety of ages and styles located within the northern half of the plot. Much of the area surrounding the buildings being hard surfaced, providing playground and similar recreational facilities. The southern part of the site is generally laid to grass, providing external amenity facilities for the School.

Immediately adjoining to the west of the site is Sheerness East Working Men's Club with its associated recreational / amenity areas, including extensive sports pitches. The overall site extends to approximately 3.56 acres (1.44 ha).

It is proposed that the new development on the site will be serviced via a single new access off Queenborough Road. The existing vehicular and pedestrian access approached from Southdown Road is not included within the disposal of the main Halfway Houses Primary School site.

The site is considered to be suitable for conventional residential development, subject to appropriate planning consents, having been allocated for a minimum of 60 units in Swale Borough Council's emerging Local Plan. The site is offered for sale in its present condition, with responsibility for demolition of the existing buildings and the preparation of the site for development being the responsibility of the purchaser.

## **ACCOMMODATION:**

Approximately 3.56 acres (1.44 hectares) 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 unconditional 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 56 dwellings. The indicative layout providing 23 terraced dwellings, 30 semi-detached and 3 detached houses. The proposed development to be solely accessed from a new access off Queenborough Road.

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

An EPC is not required as the overall site is being sold for redevelopment.

### INDICATIVE SCHEME BELOW FOR INFORMATION PURPOSES ONLY

## 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: 21/11/16 / LG / 2210



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