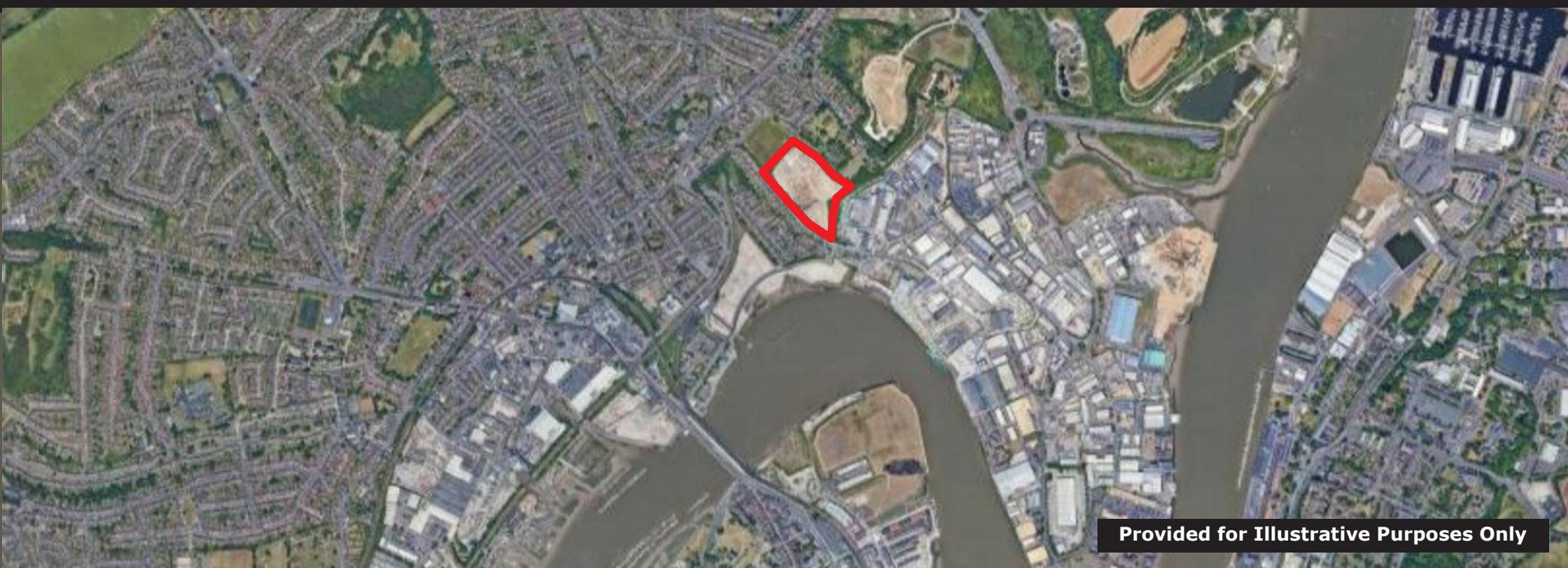
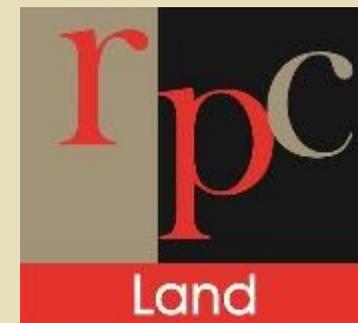


Excellent Urban Residential Development Site

Extending to c. 3.9 ha (c. 9.6 acres) and offered with the benefit of an implemented Detailed Planning Permission for a scheme of 123 no. dwellings comprising 78 houses and 45 apartments.



Provided for Illustrative Purposes Only

Commissioner's Place

Frindsbury
Rochester
Kent
ME2 4EQ

For Sale

Location

The site is located in Frindsbury area in the heart of the Medway Towns. It is approximately a mile north of Strood town centre with its M&S Foodhall, Aldi, Morrisons and Tesco supermarkets as well as a wide range of other local shops and services. Further retail outlets, pubs, bars, restaurants and other local services are available in Rochester and Chatham a short distance to the east.

The site offers excellent access to the UK motorway network and is only approximately 2.5 miles from Junction 2 of the M2 motorway.

Strood station is under half a mile to the south of the site and offers regular High Speed services to London St Pancras International with a journey time of around 30 minutes as well as regular services to London Charing Cross and London Bridge with a journey time around an hour.



Site Description

The site extends to c. 3.9 ha (c. 9.6 acres) in size. It is a former quarry that sits below All Saints Church. Access is from Commissioner's Road at the southern end of the site. To the south east of the site is the Medway City Estate, to the north is the Grade II* listed All Saints Church. Along the other boundaries are existing residential properties on Commissioner's Road, Banks Road and Church Green. The site is adjacent to the Frindsbury and Manor Farm Conservation Area and there is the large Church Green Recreation Ground on its north western boundary next to Banks Road. The site affords panoramic views along River Medway valley.

Fill and Engineering

The site previously benefited from a 'Deposit for Recovery Permit' from the Environment Agency to import inert waste (typically EWC Code 17 05 04) from a variety of construction sites across Kent which are 'recovered' for use as engineered fill. The placement, compaction, acceptance and compliance of this fill has now been fully completed and the final fill reports issued and accepted by the Environment Agency. The conditions of the Recovery Permit have been fully discharged and the Permit has been revoked. A final Report prepared by SLR Consulting Ltd has been completed. It is understood the fill has been completed up to the formation level of 1,000mm below finished floor level for dwellings and 500mm below the carriageway level for the highways.

Site Photo



Planning

Outline Planning Permission (with all matters reserved except means of access) was granted by Medway Council on the 18th July 2017 under reference MC/16/4268 for up to 130 residential dwellings, earthworks to create development levels, new internal access roads car parking, open space, sustainable urban drainage systems and associated landscaping and infrastructure.

This was subsequently followed by two Reserved Matters applications for the approval of conditions 8, 13, 15, 16, 17 & 18 which all related to the earthworks and their discharge enabled the fill operations to commence.

In July 2020, two further Reserved Matters applications were submitted. MC/20/1867 is for the approval of Reserved Matters being appearance, layout and scale for the construction of 123 no. dwellings including earthworks to create development levels, new internal access roads, car parking, drainage, associated landscaping and infrastructure in accordance with Conditions 1, 6, 7, 22 and 28. This application was consented on the 29th June 2021. MC/20/1868 is for approval of Reserved Matters being landscaping in accordance with Conditions 1, 5 and 24 and this was consented on the 2nd December 2021.

A number of further Reserved Matters applications and NMA applications have been submitted and approved. These discharge various conditions and amend small elements of the scheme and satisfy all the pre-commencement conditions and several others.

It is understood the construction works have started and a Lawful Development Certificate application has been submitted to and verified by Medway Council. A positive decision that the Planning Permission is extant is expected shortly. It is understood that the pre-commencement Section 106 contributions have been paid.

Proposed Scheme

The proposed scheme provides 123 no. dwellings comprising 78 no. houses and 45 no. apartments. The 78 no. houses comprise 63 no. 3 beds and 16 no. 4 beds and the 45 no. apartments comprise 28 no. 1 beds and 17 no. 2 beds across two blocks of four storeys each.

The layout is orientated to take advantage of the far reaching views down the River Medway with the masterplan showing 'Central Green Street' running diagonally up the site from the access at Commissioner's Road. The apartments are located at the southern end of the site with the houses located on a number of plateaux running in an east-west direction. A play area is proposed at the northern end of 'Central Green Street' which continues as a pedestrian link up the 'Steppes' where a series of soft landscaped stepped terraces will provide pedestrian access out to Church Green Recreation Ground to the north. Several further pedestrian access points are shown out onto Commissioner's Road in addition to an access for emergency vehicles.

The masterplan shows a total of 228 no. parking spaces provided either on plot, to the front of the plot, under croft or within parking courtyards. In addition, the masterplan shows a landscaped SuDS adjacent to the access at the southern end of the site as well as a central swale running adjacent to the spine road.

Proposed Schedule of Accommodation

Houses

No. of Dwellings	Category	Type	No. of Beds	No. of Storeys	GIFA (m2)	GIFA (Sqft)
19	A	Semi-Detached & Terraced	3	2	85.73	922
8	B	Terraced	3	2	85.73	922
2	C1	Terraced	4	3	117.75	1,267
8	C2, C3, C4 & C5	Terraced	3	3	117.75	1,267
6	D1	Terraced	4	3	123.19	1,326
27	D2, D3, D4 & D5	Terraced	3	3	123.19	1,326
8	E	Detached	4	2	131.44	1,414

Provided for information purposes only and it will require independent verification.

Apartment Block F

No. of Apartments	No. of Beds	GIFA (m2)	GIFA (Sqft)
8	1	58.4	628
3	1	59.86	644
1	2	81.04	872
1	2	78.32	843
3	2	73.34	789
2	2	78.55	845
3	1	71.59	770
3	1	56.42	607
1	2	68.37	736
1	2	61.72	664

Apartment Block G

No. of Apartments	No. of Beds	GIFA (m2)	GIFA (Sqft)
2	2	67	721
2	1	56	603
4	2	80	861
3	1	58.4	628
3	1	53	570
2	1	55.6	598
2	2	86	925
1	1	52	560

Proposed Scheme Illustrations



Affordable Housing

25% of the total number of dwellings are to be allocated as affordable housing. The Section 106 Agreement signed on 18th July 2017 does not specify the specific units or affordable tenure mix. It does stipulate that the Affordable Housing must be transferred to the Registered Provider before 60% of the private tenure dwellings are occupied.

Section 106 Contributions

The Section 106 Agreement signed on 18th July 2017 contains a number of Contributions totalling £723,985.74. The Air Quality Contribution of £71,077 was payable on the commencement of the development and it is understood this has already been paid. The balance of £652,908.74 is payable prior to first occupation on the site. The contributions are all subject to Indexation based on the “All Items” Retail Price Index published by the ONS.

Please note the Section 106 contributions indicated will require independent verification and should not be relied upon.

Off Site Highway Works

The Section 106 Agreement signed on the 18th July 2017 stipulates a number of Highway Works that must be completed prior to the first occupation on the site. This includes:

- (a) a raised table and uncontrolled pedestrian crossing point in the vicinity of the junction with Banks Road;
- (b) a series of speed cushions including carriageway resurfacing and associated signs and road markings along Commissioner’s Road;
- (c) a pedestrian crossing island between the site access junction and Wingrove Drive;
- (d) the provision of a two metre wide resurfaced footway along the site frontage;
- (e) a new system of street lighting along Commissioner’s Road.

Building Regulations

It is understood that a building notice was made before the 15th June 2022 and works started before 15th June 2023 therefore the development can be built under the previous Building Regulations before the new Approved Documents L (volumes 1 and 2) came into effect.

This will require independent verification in due course,

Further Information

RPC Land & New Homes can provide access to a Shared Folder of detailed Technical Information which includes the full planning information, a full range of site plans and house type drawings as well as detailed information about the fill and engineering. Access to this Folder can be provided on request by contacting Graeme Dowd at RPC Land & New Homes on 07904 372142 or 01732 363633.

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.

Tenure

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

Viewing Arrangements

It is possible to get a reasonable impression of the site from the public highway and from above the site from the Church Green Recreation Ground and cemetery of All Saints Church. Should you wish to undertake a more detailed inspection of the site prior arrangement will need to be made through the agent. All viewings are undertaken at your own risk.

VAT

The site has been elected for VAT and VAT will be charged at the prevailing rate on the purchase price.

Expression of Interest

Unconditional (STC) offers are sought for the freehold by way of private treaty.

If you are interested please contact the agent who will share access to the Technical Information which will enable you to undertake a detailed appraisal and discuss the process for making a formal bid

Only offers in writing will be considered and all offers MUST include full details of any due diligence that will be required prior to an exchange of contracts.

All offers must include details of how the purchase is to be funded as well as details of the internal approval process necessary in order to approve the purchase of the site.

As a Regulated Industry under Anti-Money Laundering Regulations RPC Land & New Homes will need to verify the identity of all purchasers of the site. This will be completed before Heads of Terms are issued to the preferred bidder.

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

Agents Details

For further information please contact the agents:

Graeme Dowd

RPC Land & New Homes	Tel:	01732 363633
158 High Street	Mob:	07904 372142
Tonbridge	Email:	g.dowd@rpcland.co.uk
Kent, TN9 1BB		

www.rpclandandnewhomes.co.uk



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