



Read's Orchard, Parsonage Chase, Minster, Kent, ME12 3JX

Site with Outline Planning Permission for Nine New Build Houses

Read's Orchard, Parsonage Chase, Minster, Kent, ME12 3JX Development Site with Outline Planning Permission for Nine New Build Houses

Location

Read's Orchard ("The Site") is located in the Halfway Houses area of Minster on the Isle of Sheppey in North Kent. Minster town centre offers a wide range of local shopping facilities.

The site is well served by the motorway network with Junction 5 of the M2 being approximately ten miles to the south giving access to London to the west and the ferry ports of Dover and Folkestone to the east.

Rail services are by way of Queenborough Station, approximately 1.5 miles to the west, which offer services to Sittingbourne and then links to London St Pancras, via the High Speed Rail link. Journey times to London can take as little as 1 hour and 15 minutes.

Links to local schools and amenities is good with Oasis Academy Secondary School and Thistle Hill Academy being close by. The Sheppey Community Hospital is within easy reach, as is a Co-op Convenience Store both of which are on Thistle Hill Way to the East.

Site Description

The site is located on the south side of Parsonage Chase, a residential cul-de-sac, built in the 1980's. It extends to approximately 0.82 ha (2.02 acres).

The site is relatively flat and broadly rectangular in shape. The main access to the site can be gained via a gate on the southern side between No's 79 and 81 Parsonage Chase.

Access can also be gained via a footpath between No's 71 and 73 Parsonage Chase.

The site is currently overgrown, having previously been an apple orchard, as part of a local farm.

Planning

The site obtained Outline Planning permission (Planning Ref: 20/506107/OUT) on 11th August 2022 by way of planning appeal.

The development proposed is for the formation of access road, erection of nine dwellings with associated parking, landscaping and provision of an Orchard.

The illustrative plan shows a scheme of 5 x 3 bed semi detached and 4 x 4 bed semi detached houses, totaling approximately 1,101sq.m (11,850 sq.ft) net sales area.

There is no requirement for affordable housing within the scheme nor a S.106 agreement with Swale Borough Council.

Land West of Barton Hill Drive

In 2018, just to the south of the site, a large tract of farm land was also granted Outline Planning permission for a scheme of 700 new homes.

Whilst some preparatory infrastructure works have begun on the site, no new houses have yet to commence construction.

Tenure

The site is to be sold with the benefit of the freehold interest (Title No: K617723) with vacant possession on completion.

Services

Any interested parties are advised to make their own enquires to the relevant statutory authorities in relation to the availability of any proposed services that will support the proposed development.

Further Information

Further information relating to this opportunity is available on request. This information includes copies of:

- Secretary of State's Planning Appeal Decision
- Proposed Floor Plans and Schedule of Areas
- Unilateral Undertaking Dated 22nd April 2022
- Title Plan and Register
- Ecological and Biodiversity Reports
- Arboricultural Report
- Heritage Assessment

Price

Offers are sought in excess of £900,000 for the freehold interest.

VAT

We understand that VAT will not be applicable to the purchase price.

Viewings

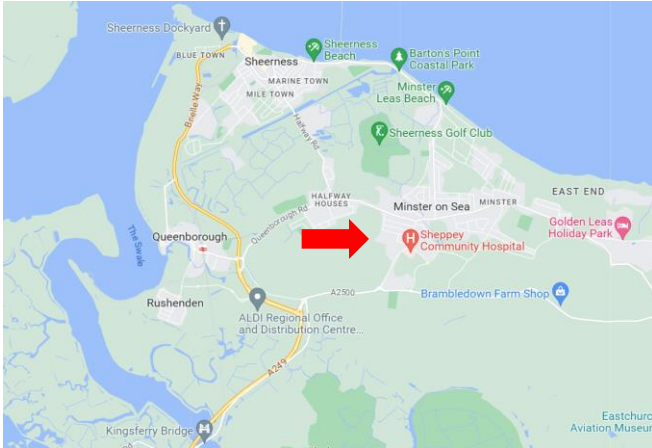
Access to the site is limited, therefore those wishing to make a site inspection should contact the vendors agent, whose details are set out below.

Vendors Agent

Kamil Chowdhury
kamil@petrichorproperty.co.uk
07785 292026

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Location Plan



Proposed Images of Consented Scheme



Plot 7.

Plot 6.

Plot 5.



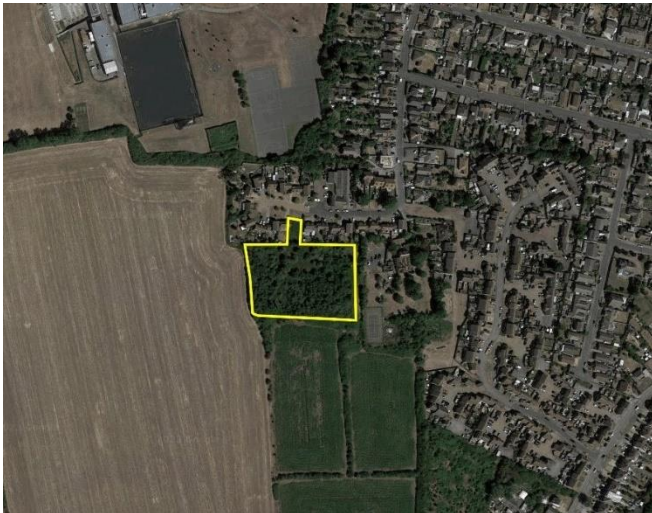
Plot 4.

Plot 3.

Plot 2.

Plot 1.

Aerial Site Plan of Read's Orchard



Boundary of site edged in yellow.