

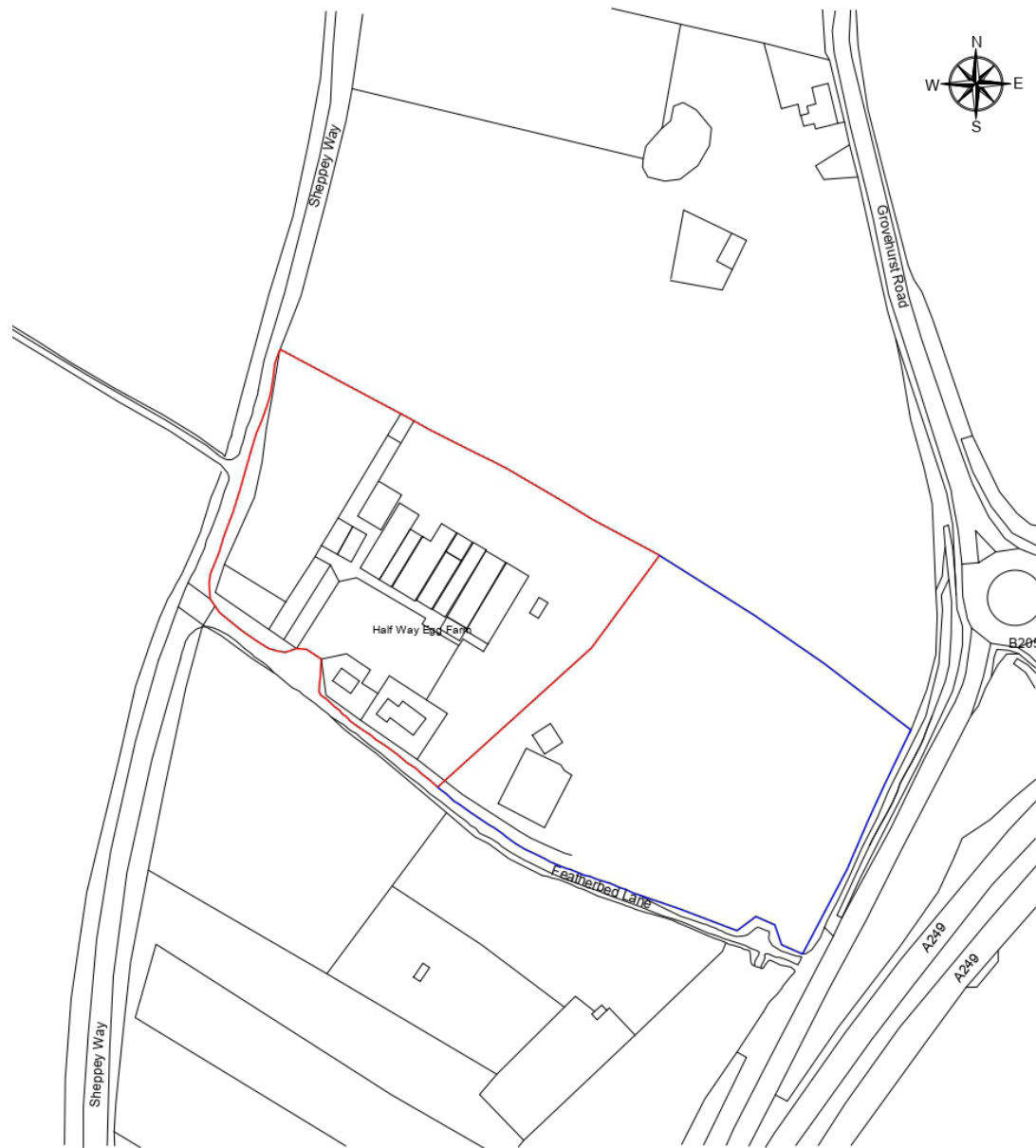
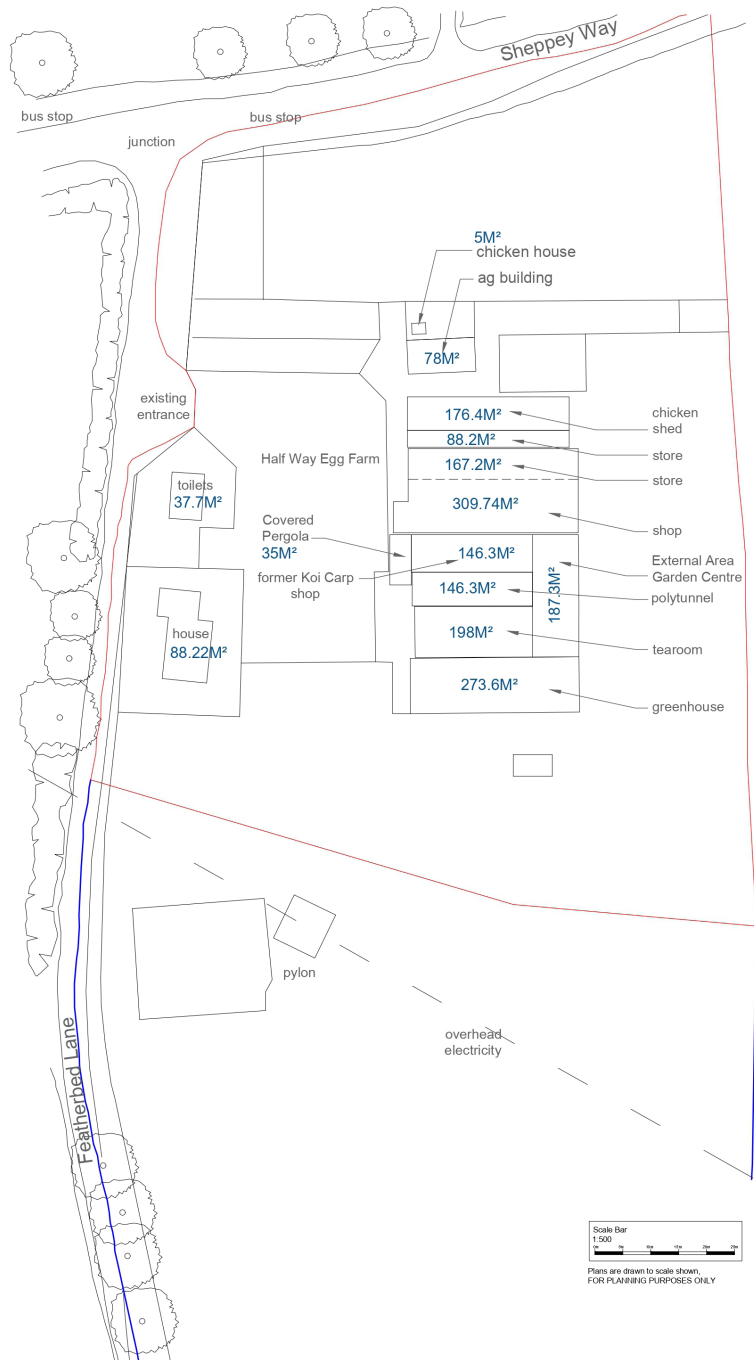


RESIDENTIAL DEVELOPMENT SITE

HALFWAY EGG FARM, IWADE, SITTINGBOURNE, KENT ME9 8RA



**Lambert
& Foster**



M20 JUNCTION 5 - 6 MILES | SITTINGBOURNE MAINLINE RAILWAY STATION - 3.1 MILES
EBBSFLEET INTERNATIONAL STATION - 24.6 MILES / APPROX 33 MINUTES

HALFWAY EGG FARM, IWADE, SITTINGBOURNE, KENT ME9 8RA

Well located site with hybrid planning permission for the demolition of existing agricultural buildings and farmshop and erection of up to 19 dwellings (including two affordable) in convenient village location with great transport connections. Site area 3.06 acres / 1.24 ha.



LOCATION

Iwade village centre is within a few minutes' walk offering a full range of local, shopping and village amenities including a primary school with excellent access to the A249/M2/ M20 and Kings Ferry Coach Services to Central London. Sittingbourne Town Centre with its mainline railway station is approximately 3 miles distant offering a full range of schools, both at primary and secondary level including popular grammar schools. The station has regular high speed rail connections to London via Ebbsfleet International.

AMENITIES

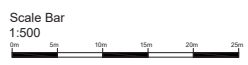
Iwade has easy access to the A249 with its onward links to Sheppey and the North Kent Coast including the popular RSPB facility at Elmley Marshes. The M2 is only a short drive with its onward connections to London and the coast.

SHEPPEY WAY



Preferred plot to be retained

FEATHERBED LANE



DESCRIPTION

The site offered for sale extends to some 1.24 hectares (3.06 acres). To facilitate the development of the approved dwellings, the existing farmshop and ancillary buildings extending in all to some 1,800 sq m/19,500 sq ft will need to be demolished. The outline approval shows the creation of a new access off the Sheppey Way to the west which will provide an access to 19 dwellings, two of which will be affordable units with restricted occupation.

The outline scheme shows a development of 19 homes with the approximate floor areas (excluding garages).

9 x detached 3 bedroom houses of approximately 1,200 sq ft/ 111 sq m

10 x semi-detached and link detached 2 bedroom houses of approximately 850 sq ft/ 78 sq m

It is assumed that the two affordable units would be a pair of the semi-detached houses.



Note: The vendor will be retaining part of the site to the south (0.39 hectares / 0.96 acres) which includes the site of the existing farmhouse which would be adapted under planning permission to a replacement farmshop with office above, together with the development of new agricultural buildings. The vendor wishes to retain one of the detached plots located on the south east corner of the proposed estate directly adjoining his retained farmland to the east of the site outside of the extent of the planning approval.



PLANNING

The land being sold benefits from planning permission for a "change of use of its existing dwelling house to replacement farm shop with office above and conversion of toilet block to farm produce store and outline planning permission for the demolition of existing agricultural buildings and farmshop and erection of up to 19 dwellings, erection of an implement store, associated access road, parking, pedestrian footpath and landscaping (access and layout being sought only)".

Consent was granted by Swale Borough Council on 16th September 2021 subject to conditions and a Section 106 planning agreement listing financial contributions totalling some £291,000 (please refer to the data pack for more details).

Services: Mains water and electricity are connected to the site. Mains drainage is available in Sheppey Way. Purchasers rely on their own enquiries as to the suitability and availability of local connections.

Method of Sale: Unconditional offers are invited for the freehold interest with a sale of the site on the basis of 1 detached unit being retained by the sellers.

Tenure: The freehold of the site is being sold with vacant possession on completion.

Data Pack: A full data pack will be sent on request or planning information can be downloaded from the Swale Borough Council website. Planning consent was obtained by Bloomfields Chartered Town Planners and all illustrations were included in the sales particulars with their permission.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.



MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.



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