



LAND ON THE WEST OF SWALE WAY  
KEMSLEY, SITTINGBOURNE, KENT ME10 3FY



**Lambert  
& Foster**



## LAND ON THE WEST OF SWALE WAY, KEMSLEY, SITTINGBOURNE, KENT ME10 3FY

Development site for completion, with implemented planning permission for the erection of 8 dwellings on a site extending in all to some 0.93 acres, situated in Sittingbourne, Kent.

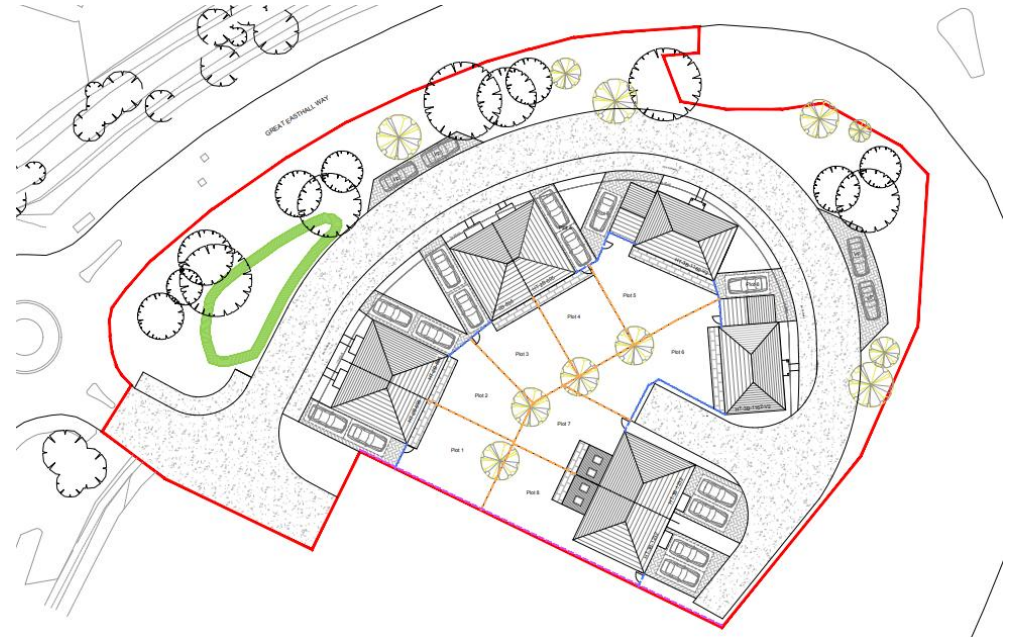
GUIDE PRICE £750,000 plus VAT



### OVERVIEW

This site presents an opportunity to complete a partially developed residential development of 8 units. Outline planning permission was granted under reference 19/500866/OUT for the erection of up to 9 dwellings, and has since had submission of details (23/500765/SUB) and non-material amendment (24.500126/NMAMD) applications approved. The planning has been implemented seeing the installation of foundations for the 8 units as well as initial infrastructure works. A schedule of works to date is available upon request.

The site sits in a sustainable location with convenient access to a range of local services and transport links.



### LOCATION

The site is located to the east of Great Easthall Way and south of Swale Way. Its northern boundary adjoins Fairlake View, a recently completed residential development delivered in 2022/23. The surrounding area is predominantly residential in character, with established housing located to the west and south of the site, and there is a small cluster of industrial units situated to the east.

### METHOD OF SALE

The property is offered for sale via Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

## APPROVED STREET SCENE

For identification purposes only.



Street Scene Section A:A  
Scale 1:100



Street Scene Section B:B  
Scale 1:100



Street Scene Section C:C

## ESSENTIAL SITE INFORMATION

**HM Land Registry Title Number:** K909989

**Data Pack:** Available on request.

**Tenure:** Freehold.

**Site Size:** 0.93 acres/ 0.377 hectares

**Services:** We request you rely on your own enquiries as to the availability of local service connections.

**Local Authority:** Swale Borough Council Borough Council, Swale House, East Street, Sittingbourne, Kent, ME10 3HT.

**Viewing:** The property can be viewed from the road during day light hours. For an accompanied viewing, please contact Will Jex 01892 832325, or Ethan Etheridge 01892 831602. Please contact us prior to a site visit.

**Flood Zone:** We have searched the Environment Agency's flood risk data and the site falls in a Flood Zone 1.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** 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. 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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