

POTENTIAL DEVELOPMENT/ AMENITY LAND, BORSTAL, ROCHESTER, KENT

Available for purchase or option

Potential development land off Nashenden Lane (subject to obtaining planning consent) extending to about 1.25 ha/3.09 acres. An additional 2.86 ha/ 7.07 acres amenity land adjacent. Adjacent to a residential area on the outskirts of Rochester.

Medway confirm a shortage of dwellings allocation following the withdrawal of Lodge Hill, Chattenden as a potential allocation.

The site currently comprises sloping grassland.

LOCATION

The property stands in a pleasant residential location opposite and flanked by housing on higher and rising ground not far from the Medway River estuary, with the M2 nearby.

Rochester is an attractive historic city forming part of one of the largest conurbations in the South East outside London, with good rail links to London Victoria, the city and St. Pancras.

PLANNING

The land is being offered for sale on behalf of the Ministry of Justice as being no longer required; the adjacent agricultural land has also recently been offered for sale and is currently under offer.

It is thought that there is potential for residential development on areas of land fronting Nashenden Lane subject to access improvements and planning consent; and the balance of land could be provided as an amenity/open space area. However, these parcels are

unallocated. There is wall frontage to Nashenden Lane indicating that these areas may have been occupied residentially in the past. The land is intersected by a larger twentieth century residential scheme; with housing opposite and to the south and north. Medway Council has confirmed that they are to commence work on a new Medway Local Plan and intend to publish an updated local development scheme in early 2014.

TENURE

The property is to be sold freehold with vacant possession.

METHOD OF OFFERING

The vendors will consider an outright sale with an overage uplift in the event of redevelopment, or an option subject to obtaining planning consent for development.

VIEWING

The property can be readily seen from the public highway and also the adjacent footpath.

CONTACT

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IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of the contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the Vendor/Lessor or Smiths Gore; (v) measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience an approximate Imperial equivalent is also given; (vi) only those items referred to in the text of these particulars are included; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement.