



Prime development opportunity with planning consent

The Saltings at St Mary's Bay

STRUTT & PARKER



The Saltings at St Mary's Bay

Romney Marsh, Kent

An opportunity to purchase a site with planning permission for 85 units in the seaside town of St Mary's Bay, Romney Marsh, Kent

Site area circa 3.3 hectares (8.2 acres)
Net developable area circa 1.6 hectares (3.9 acres)

The site has the benefit of detailed planning permission (Y07/1566/SH) for 85 dwellings, comprising 59 houses and 26 apartments and is situated next to the seafront.

Located within the coastal town of St Mary's Bay, Romney Marsh, Kent, which provides a good selection of amenities and is situated within close proximity to Ashford and the Channel Tunnel.

Location

The site is near to the centre of St Mary's Bay and is within close proximity to other local coastal towns including Hythe. Being a coastal town, St Mary's Bay benefits from a sandy beach which travels north up to Dymchurch and south to Littlestone-on-Sea. All other fringes of the town are bounded by agricultural land which makes up the majority of the surrounding landscape.

The site is also located near to the widely recognised and popular seaside resort of Camber Sands, which is located approximately 11 miles to the south west of the site. It is also within close proximity to the Dungeness National Nature Reserve.

The town is located close to the following settlements listed below:

Hythe – 7 miles
Folkestone – 11 miles
Ashford – 18 miles
Canterbury – 24 miles

The Site

The site occupies a prominent position between the beach and the A259 Dymchurch Road in St Mary's Bay, Kent. The village of St Mary's Bay wraps around the site to the north and west. On the eastern boundary of the site is the sea wall.

The surrounding built up area is made up of predominantly residential housing and there are no buildings on site.

Planning

The site has planning permission for an 85 unit scheme consisting of 59 houses and 26 apartments (Y07/1566/SH). The affordable housing provision consists of 7 units. The scheme is sympathetic to the nearby surroundings and incorporates a traditional design that is unique to coastal towns found in east Kent.

A flood risk assessment has been undertaken for the site and concluded the development should not be at significant risk of flooding and no drastic measures need to be enforced. The car park area will remain as a car park which will also serve as a flood storage area, should an extreme flooding event occur.

Communications

Road communications are good with the A259 providing access to the M20 to the north and A21 to the west. The site is located circa 7 miles west of Hythe and 14 miles south of Ashford, which is approximately a 30 minute journey via car. Ashford benefits from the high-speed rail service to London St Pancras with a journey time of 38 minutes.

The site is served by two bus stops, located immediately adjacent and opposite the site, providing a frequent service to Folkestone, Dover, Lydd and New Romney.

The town benefits from the widely renowned attraction, The Romney, Hythe and Dymchurch Railway, which was established in 1927.

General

Local Authority: Shepway District Borough Council Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY
Telephone: 01303 853000
Website: <http://www.shepway.gov.uk/home>

Tenure: Freehold with vacant possession upon completion.

Technical Information: All the available technical information relating to the site can be obtained by contacting the selling agents, Strutt & Parker or Caxtons.

Due Diligence: Further information can be found on the dedicated website, which can be provided upon request. There are a number of reports and assessments available on the website, including ecology, design & access, landscape, flood risk and transport.

Method of Sale: The Freehold interest in the site is being offered by way of informal tender, with offers invited by noon on the 22nd July 2016. Offers need to be clearly marked "St Mary's Bay, Kent" and for the attention of James Roberts, Caxtons, 1 Castle Street, Canterbury, Kent, CT1 2QF

Tenders should contain the following information:

Confirmation of the amount to be offered for the site in pounds sterling

Offers should confirm the full name of the purchaser and details of relevant experience

Proof of ability to fund the purchase

Timeframe for exchanging contracts and the level of deposit to be paid upon exchange of contracts

Timeframe for completion of the purchase

Details of any other matters to which the purchase is subject

Offers should not be made subject to any formulas or with reference to other offers received

The vendors reserve the right not to accept the highest or any offers received

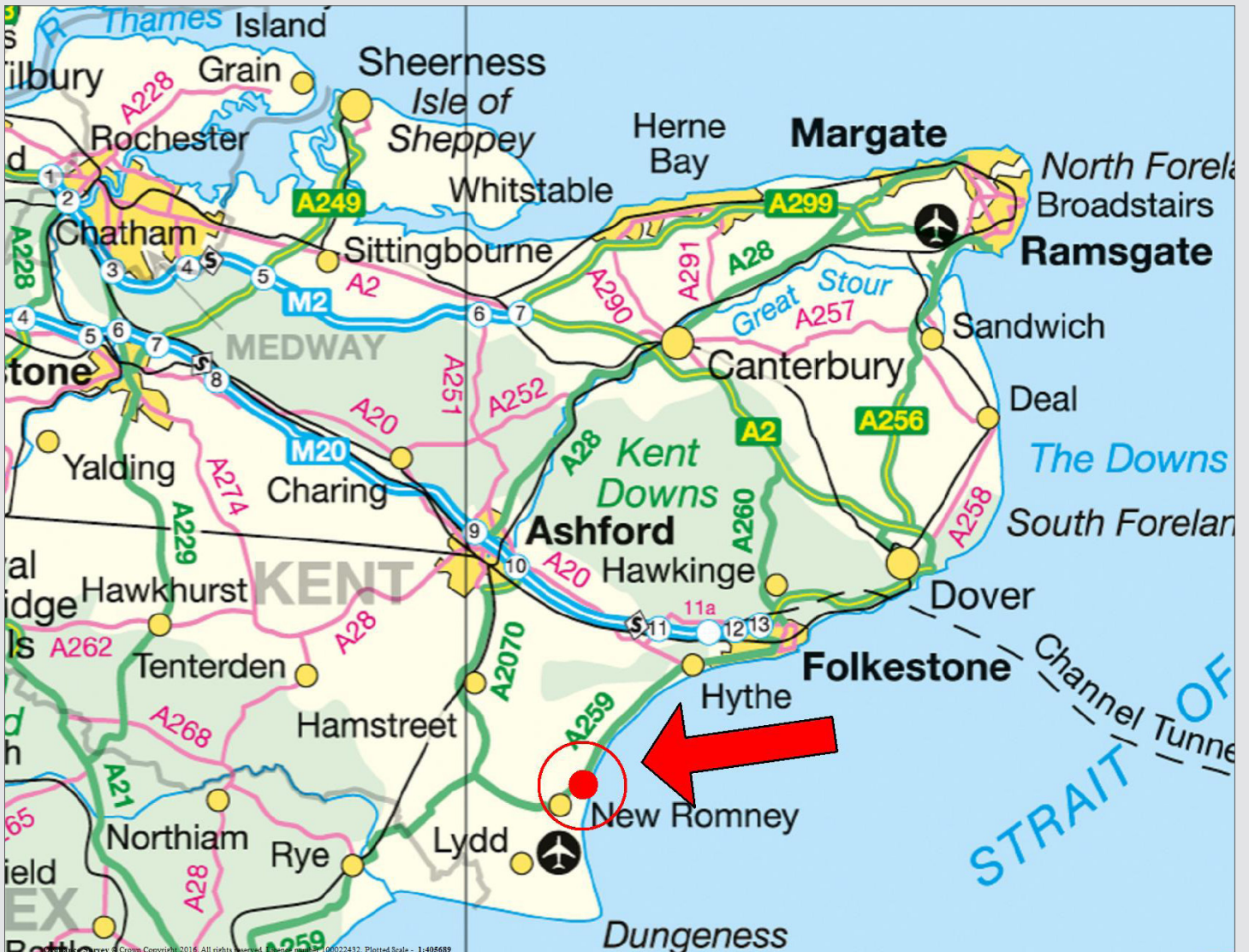
Viewing

Strictly by appointment through site agents Strutt & Parker & Caxtons

Patrick Vickerman on 01483 405157
patrick.vickerman@struttandparker.com

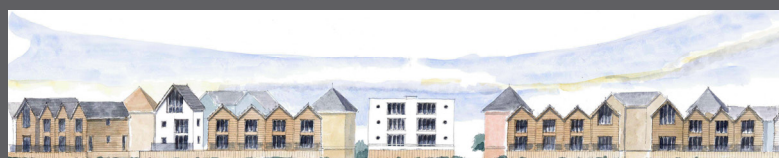
James Roberts on 01227 207088
JRoberts@caxtons.com

Reference: Particulars Prepared May 2016, Aerial Image exposure date 21st May 2016.





Street scene elevation: Dymchurch Road



Street scene elevation: facing the coast

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James Roberts

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including 10 offices in Central London

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STRUTT & PARKER

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