



# Land at Plover Road

MINSTER ON SEA,  
KENT, ME12 3BT



Outline of the Existing

## Executive Summary

### CONSENTED DEVELOPMENT OPPORTUNITY TO CREATE 120 DWELLINGS IN MINSTER ON SEA

- A 9.28-acre (3.76 ha) site located in a predominantly residential area
- The site benefits from outline planning consent to create 120 dwellings across 2 applications (Phase 1 - 95 units & Phase 2 - 25 units)
- A mixture of 2, 3 and 4 bedroom dwellings are proposed
- The total proposed GIA is approx. 11,357 sqm (122,252 sqft)
- 269 parking spaces are proposed
- The estimated S106 liability is approx. £790,340.05 (Phase 1 - £564,499.30 & Phase 2 - £225,840.75), index linked and subject to any interest and VAT that may apply. **Paid to date - £213,413.36 / Outstanding - £576,926.69**
- It is our understanding that the planning consents have been implemented
- Offers will be considered for the site as a whole, or for either of the phases independently

# Proposed Site Layout & Individual Phases



**THE SITE IS OFFERED FOR SALE IN ITS ENTIRETY, HOWEVER, OFFERS WILL BE CONSIDERED TO SPLIT THE SITE AND ACQUIRE THE INDIVIDUAL PHASES**

- Outline planning consent to create 95 dwellings
- Outline planning consent to create 25 dwellings

# Location

Minster on Sea is a well-established coastal community located on the Isle of Sheppey in Kent, offering convenient access to the A249 and M2, linking directly to Sittingbourne, Maidstone, and the wider motorway network. The area has a strong local infrastructure, including primary and secondary schools, supermarkets, healthcare facilities, and a range of local shops and services.

The site sits within a predominantly residential area, close to Minster's main high street and within easy reach of Sheerness town centre, which provides further retail options and a railway station with connections to Sittingbourne and London. The nearby coastline and open countryside provide opportunities for recreation, while several local parks and sports facilities support community activity. The area is well served by public transport and benefits from ongoing investment in local services and housing.

## KEY DISTANCES

Sheppey Community Hospital	0.2 miles
Co-Op Supermarket	0.4 miles
Thistle Hill Primary School	0.4 miles
Woodlands Nursery	0.7 miles
Sheppey Sports Club	1.6 miles
Sheerness Golf Club	1.9 miles
ALDI Supermarket	2.3 miles
Morrisons Supermarket	2.4 miles



# Planning

The site benefits from outline planning consent to create 120 dwellings across two applications.

A Certificate of Lawfulness has been granted by the Local Authority confirming implementation of the planning consent.

## Phase 1

Outline planning application with certificate of lawfulness (Ref: 15/507059/OUT and 19/506047/REM - Swale Borough Council) to create 95 dwellings, comprising a mixture of 2, 3 and 4 bedroom semi-detached, detached and terraced houses, with associated garages/ carports and public open spaces.

The total proposed GIA is approx. 9,021 sqm (97,103 sqft).

222 parking spaces are proposed.

## Phase 2

Outline planning application awaits certificate of lawfulness (Ref: 18/503855/OUT & 22/503236/REM) to create 25 dwellings, comprising a mixture of 2, 3 and 4 bedroom semi detached, detached and terraced houses, alongside associated amenity space, parking, access road and pedestrian walk ways.

The total proposed GIA is approx. 2,336 sqm (25,149 sqft).

47 parking spaces are proposed, including 5 visitor spaces.

# Section 106

The estimated S106 liability is approximately £790,340.05 (index linked and subject to any interest and VAT that may apply).

- ▶ **Total Contributions for Phase 1: £564,499.30** (index linked and subject to any interest and VAT that may apply) plus the Maintenance Contribution and Monitoring Contribution (not currently quantifiable) (index linked and subject to any interest and VAT that may apply).
- ▶ **Total Contributions for Phase 2: £225,840.75** (index linked and subject to any interest and VAT that may apply). This figure does not include the monitoring fee of £5,646.00 which was due prior to completion of the Section 106 Agreement.

### Paid to date:

- ▶ Phase 1 - £210,396.97
- ▶ Phase 2 - £3,016.39
- ▶ Total - £213,413.36

### Outstanding (index linked and subject to any interest and VAT that may apply):

- ▶ Phase 1 - £354,102.33
- ▶ Phase 2 - £222,824.36
- ▶ Total - £576,926.69

# Proposed Accommodation Schedule

House Type	No. Units	GIA (Sqm)	GIA (Sqft)	Subtotal GIA (sqm)	Subtotal GIA (sqft)
2A	23	80	861	1,840	19,803
3A	21	95	1,023	1,996	21,483
3B	24	95	1,023	2,281	24,552
3C	8	95	1,023	760	8,184
3D	8	105	1,130	840	9,040
4A	3	132	1,421	396	4,263
4B	6	130	1,400	780	8,400
FOG	2	64	689	128	1,378
<b>Total</b>	<b>95</b>			<b>9,021</b>	<b>97,103</b>
FOG	1	86	931	86	931
2A	8	84	899	668	7,192
3B	4	95	1,019	379	4,076
3C	7	95	1,019	663	7,132
3D	4	103	1,106	411	4,422
4A	1	130	1,397	130	1,397
<b>Total</b>	<b>25</b>			<b>2,336</b>	<b>25,149</b>
<b>Grand Total</b>	<b>120</b>			<b>11,357</b>	<b>122,252</b>

## METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior). The purchaser has the option to acquire the phases individually or as a combined lot:

1. **Entire Freehold Title:** £5,750,000
2. **Land with outline planning consent for 95 dwellings:** £4,500,000
3. **Land with outline planning consent for 25 dwellings:** £1,250,000

## FURTHER INFORMATION

Further information and associated documents can be found by visiting:  
[www.glpj.co.uk/plover-road](http://www.glpj.co.uk/plover-road)

## CAPITAL ADVISORY

From underwriting to drawdown, GLPG's in-house Capital Advisory Team is purpose built to support Sponsors with their financing requirements.

The team works with all relevant parties to ensure that debt, at the required leverage, is delivered in the most efficient manner possible, whilst keeping their business goals at the forefront to procure long-term lender partnerships.

For more information, please contact the Capital Advisory team on:  
0203 336 7377 or email [capital@glpg.co.uk](mailto:capital@glpg.co.uk).

## CONTACT

For further information or to arrange an inspection, please contact the sole agent, GLPG or a member of our team below:

### MATT GLAZER

Director  
0203 196 2416  
07879 774 584  
[matt.glazer@glpg.co.uk](mailto:matt.glazer@glpg.co.uk)

### SAM BACON

Associate Director  
0203 196 2413  
07530 961 373  
[sam.bacon@glpg.co.uk](mailto:sam.bacon@glpg.co.uk)

### MARCUS GODFREY

Senior Associate  
0208 143 1279  
07949 990 901  
[marcus.godfrey@glpg.co.uk](mailto:marcus.godfrey@glpg.co.uk)

### OLIVER WORRALL

Associate  
0203 196 2414  
07375 127 367  
[oliver.worrall@glpg.co.uk](mailto:oliver.worrall@glpg.co.uk)

# GLPG

**Legal Disclaimer:** GLPG Limited, the "Agent" on their own behalf and on behalf of the Owner/Landlord of this property give notice that this document does not constitute any form of contract for sale or lease. Statements made by the Agent within emails, brochures, related documentation and other communication, including that of income, legal financial contributions, measurements and distances should not be relied upon and are made without prejudice.

Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Marketing particulars produced by GLPG.