

GUIDE PRICE
£1m – £1.1m

BIDDING DEPOSIT
£19,000

DIGITAL AUCTION DATE
26th May 2021

BY ORDER OF
Administrators



The Hamiltons, Upper Luton Road, Chatham, ME5 7BH

Freehold partially completed gated residential development site with fantastic views across the south and west – totalling 16 houses (2 houses sold)

Bid1.

Property Summary

- Freehold residential development site
- Partially completed
- 16 houses (2 sold)
- Suit developer/investor

Location

The market town of Chatham is located about 36 miles south-east of central London, 10 miles north of Maidstone and 29 miles north-east of Tunbridge Wells. The town has important road links and the railway and bus stations are the main interchanges for the area. The site is located at the northern end of Upper Luton Road between Chatham Hill and Beacons Road at The Hamiltons, a secure gated road.

Description

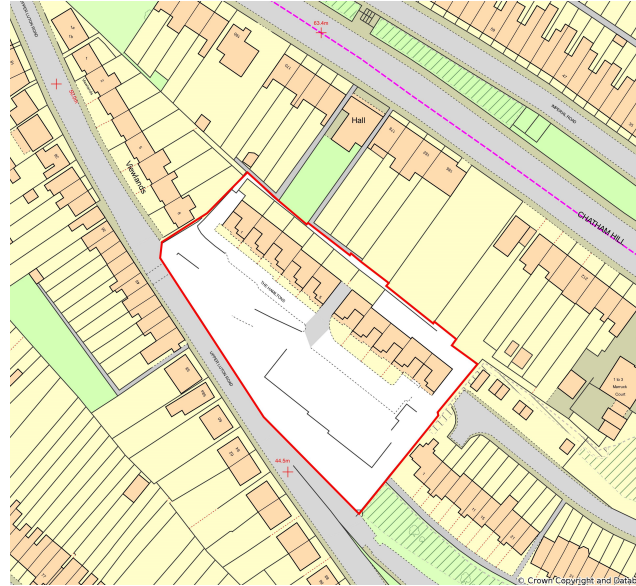
The scheme comprises a gated development of three terraces of 5 houses and a single standalone house erected on a sloping site in a residential area. Much of the site is on made ground and there are retaining walls to the front, rear and southern boundaries and totals about 4,741 sq m (51,031 sq ft) or 0.474 hectares (1.172 acres). 10 houses on the site are mostly completed with 5 houses on the lower terrace and the standalone house needing completing. Two houses have been sold and are occupied (Nos.1 & 6).

Planning

Medway Council (01634 331700) www.medway.gov.uk/planning

VAT

Please refer to the legal pack



EPC

Please refer to the legal pack

Tenure

Freehold

Address	Accommodation	Size
The Hamiltons, Upper Luton Road, Chatham	Units 1 and 6 - sold and occupied Units 2 - 5 and 7 - 10 - mostly complete Units 11 - 16 - built to loadbearing blockwork/concrete internal structures	4 bedroom houses

Please note that any prospective buyer should obtain their own survey and contractor pricing to complete the development and not rely on the information provided in this marketing material - this is for guidance purposes only. All the information used was provided by our client.

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