

Lot 30, Land at Bartletts Close, Sheerness,

Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness, Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Property Information

Land with Consented Residential Planning	
<ul style="list-style-type: none">Planning Consent granted 16 housesApproximate Site Area 0.56 Ha (1.4 Acres)Attractive residential location1.5 miles south of Sheerness town centre5 miles north of SittingbourneNearby Occupiers include Aldi, Morrisons, Sports Direct, Poundland, B&M Store with Garden Centre, Howdens and Screwfix	
Lot 30	Auction 10th July 2025
Vacant Possession	Status Available
Sector Land	Auction Venue Live Streamed Auction

Location	
Miles	1.5 miles south of Sheerness town centre, 5 miles north of Sittingbourne, 18 miles north-east of Gillingham, 29 miles north-west of Canterbury, 52 miles south-east of Central London
Roads	A249, A2500, B2007
Rail	Queensborough Railway Station, Sheerness-on-Sea Railway Station
Air	London Gatwick Airport
Situation	
<p>The property is situated at the end of Bartletts close in an attractive cul-de-sac, within an attractive residential district known as Halfway Houses which is equidistant (1.5 miles) between Sheerness to the north and Minster on Sea to the east.</p> <p>The town benefits from being well served by shops including Aldi, Morrisons, Sports Direct, Poundland, B&M Store with Garden Centre, Howdens and Screwfix.</p>	
Tenure	
Freehold.	
EPC	
Not Applicable.	

Description
The property comprises a broadly and level rectangular site of approximately 0.56 Ha (1.4 Acres) that is suitable for residential development. The site benefits from Planning Permission for development of the site for 16 dwellings, thirteen houses and three bungalows, all with off road parking and rear gardens.
VAT
VAT is not applicable to this lot.
Planning
Outline Planning permission has been granted on 9th October 2020 by Swale Borough Council (19/503810/OUT) for the erection of 17 dwellings, new access road, associated parking and landscaping, subject to conditions. On Approval of Reserved Matters for Appearance, Landscaping, Layout and Scale pursuant to 19/503810/OUT was granted on 22nd July 2022, the number of dwellings was reduced to 16, and Submission of details pursuant to Conditions 7 (surface water) and Condition 9 (foul and surface water) subject to 19/503810/OUT was approved on the 15th April 2025. The s.106 payment is £182,000. No Community Infrastructure Payment (CIL) is applicable to this development.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 30, Land at Bartletts Close, Sheerness,
Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

Use	Site Area (Ha)	Site Area (Acres)	Tenant
Land	0.56	1.4	VACANT POSSESSION

Lot 30, Land at Bartletts Close, Sheerness,

Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness, Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness,

Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness,

Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness,

Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness,

Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness, Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 30, Land at Bartletts Close, Sheerness,

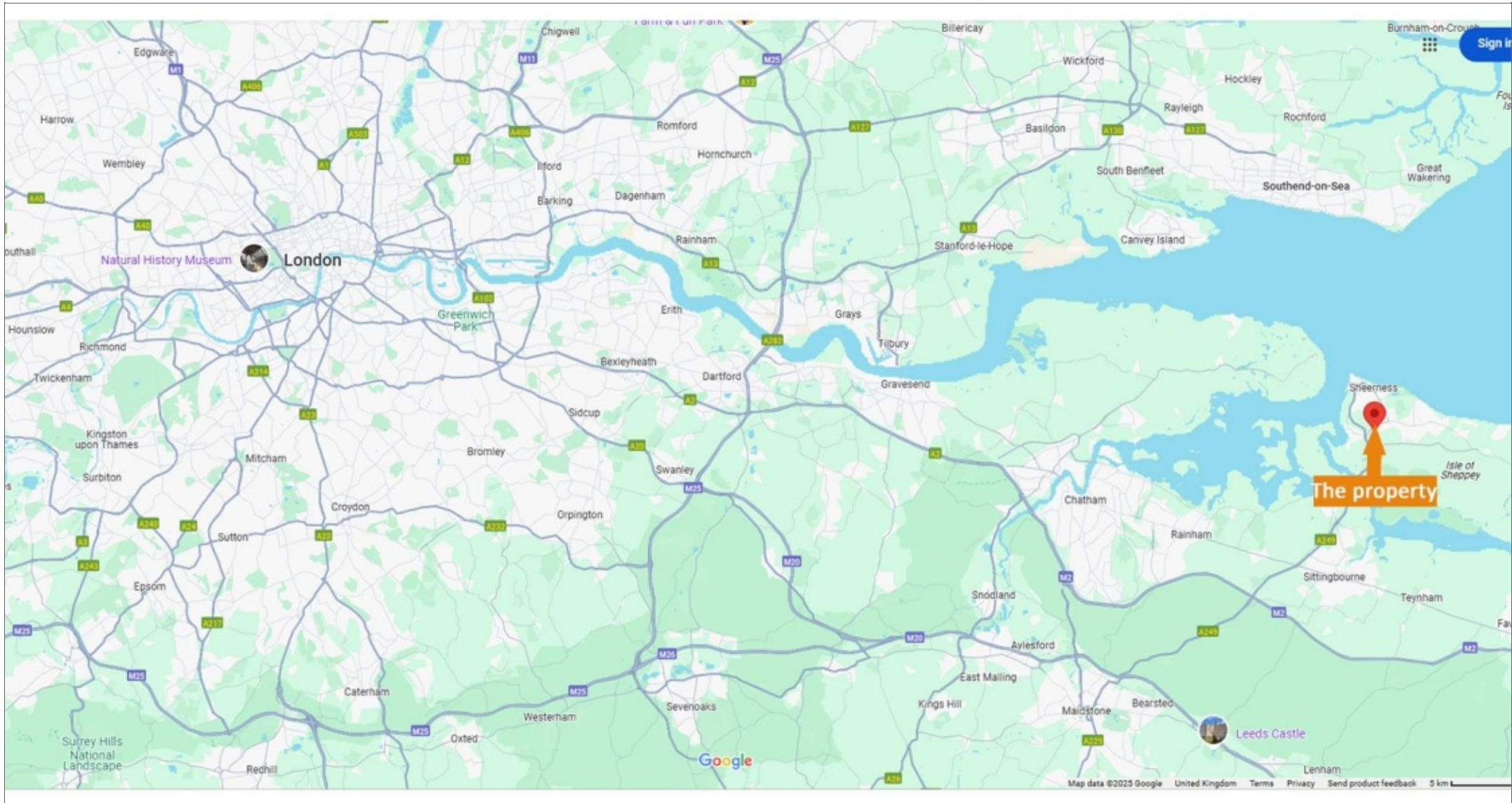
Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Lot 30, Land at Bartletts Close, Sheerness, Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Land with Consented Residential Planning

www.acuitus.co.uk

Lot 30, Land at Bartletts Close, Sheerness, Kent ME12 3EG

For sale by Auction on 10th July 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Rogers & Norton Solicitors
The Old Chapel
5-7 Willow Ln
Norwich
NR2 1EU

Paul Oldershaw
01603675622
pwo@rogers-norton.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024

Land with Consented Residential Planning

www.acuitus.co.uk