



# ESSENTIAL LAND

## PROPERTY CONSULTANTS

## Sittingbourne, Kent

The metamorphosis of a dilapidated and unsightly former paper mill into a lively and attractive mix-use development in the heart of Sittingbourne.

### THE TEAM

**Owner / Developer**

Essential Land (Sittingbourne) Limited

**Planning Consultant**

bptw

**Demolition Contractor**

Wooldridge Group

**Legal Team**

LLLaw

**Selling Agent**

Strutt & Parker

### KEY FACTS

**Purchase Price**

£5.65 Million unconditional

**Type**

Mixed-Use

**Site Area**

18.04 acres

**Start-Finish Date**

May 2009 – October 2012

**Status**

Demolition Underway



### Site Details

The investment consists of two principle sites:

The Mill Site currently consists of a complex of substantial and varied industrial buildings which has evolved over the last 130 years as use as a Paper Mill. There are also substantial areas of hard standing and parking together with a water tower. 5.65ha (13.96 acres).

The Wharf Site was used in connection with the Mill for many years and is now a cleared site. It has very substantial frontage to Milton creek. 1.65ha (4.08 acres)

## Neighbourhood

The properties are located in the town centre of Sittingbourne in close proximity to the main line railway station link to London. The main road passing the Mill site links the town centre to the A249 and onward to Junction 5 of the M2. The Mill site is bounded to the south by the main line railway and residential areas to the west. The wharf site lies in close proximity to the north of the Mill site and has substantial frontage to Milton Creek and is bounded by retail warehousing development to the east.

## Opportunity

Following the £5.65 Million completion of the purchase there is now an opportunity to provide a residential led mix-use development. Essential Land aims to provide a mixed residential and retail/employment development on the Mill site. This will provide a combination of private and affordable housing in keeping with the residential focus to the west and a number of retail opportunities on the east part of the site fronting the focal access route to Sittingbourne town centre and the adjacent retail park. The strategy for the Wharf site is to provide retail warehousing and/or industrial units in keeping with surrounding retail warehousing park.

## Role

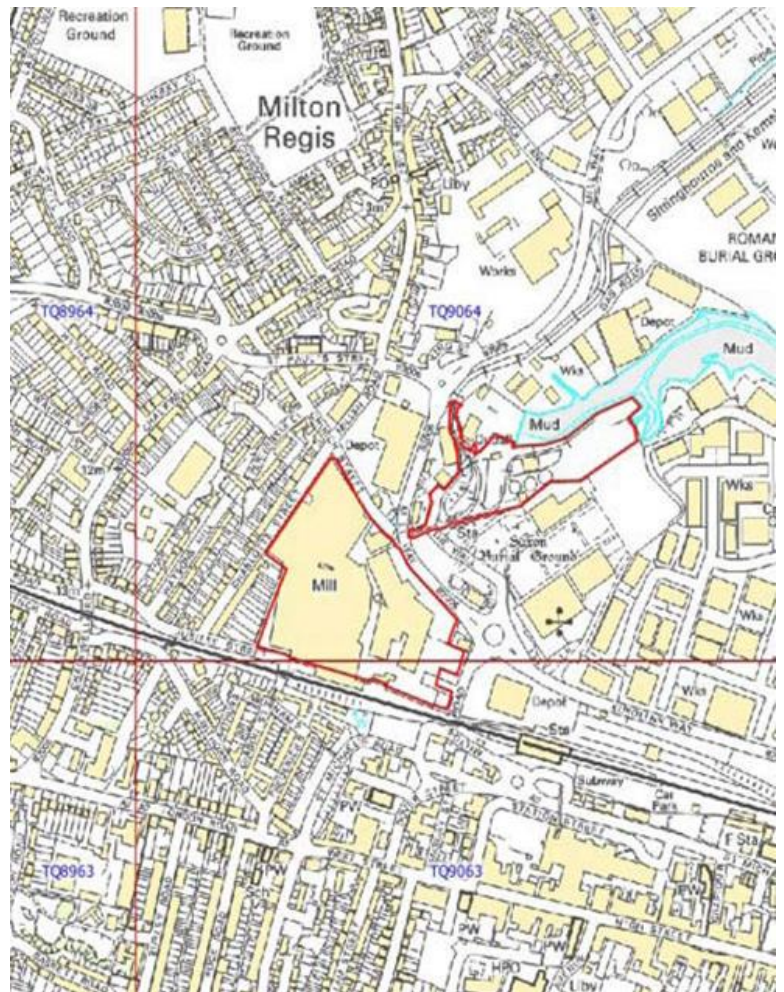
The site was acquired through a joint venture between Essential Land and Simon Holley & Simon Blake (HB Sittingbourne LLP). It was funded through the equity backing of a large American Fund. The role of the Essential Land is to act as development managers on the site. The team will manage the planning process in conjunction with the demolition and site clearance to provide a fully cleared and consented site ready for construction.



Simon Holley



Simon Blake



Read more here: <http://essentialland.com/project-sittingbourne.htm>

Read more on Altyon: <http://www.altyon.com>