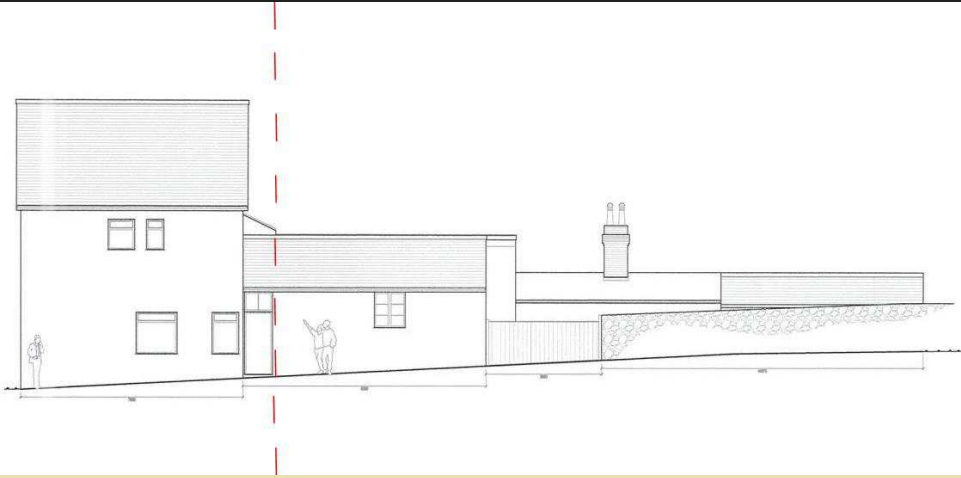


Charming Small Residential Opportunity

(Subject to Planning)

Potential for 3 x 2 bed flats and 1 x 1 bed flat.

Just off the High Street



Existing Site Elevation



Proposed Development

Land rear 53 High Street

Edenbridge

Kent

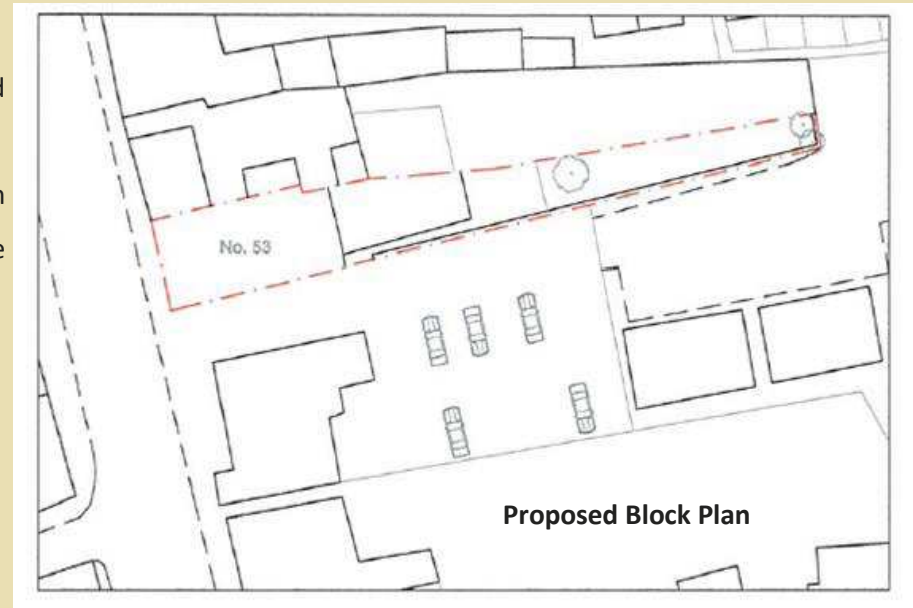
TN8 5AL

For Sale

Site Description

The site being rectangular in shape is currently redundant commercial buildings and offices to the rear of 53 High Street.

The site is mainly flat and accessed via a public Right of Way on the southern boundary. The vendor intends to retain the section of the land to the east, with the new boundary being located 2m from the eastern flank of the proposed building.



Location

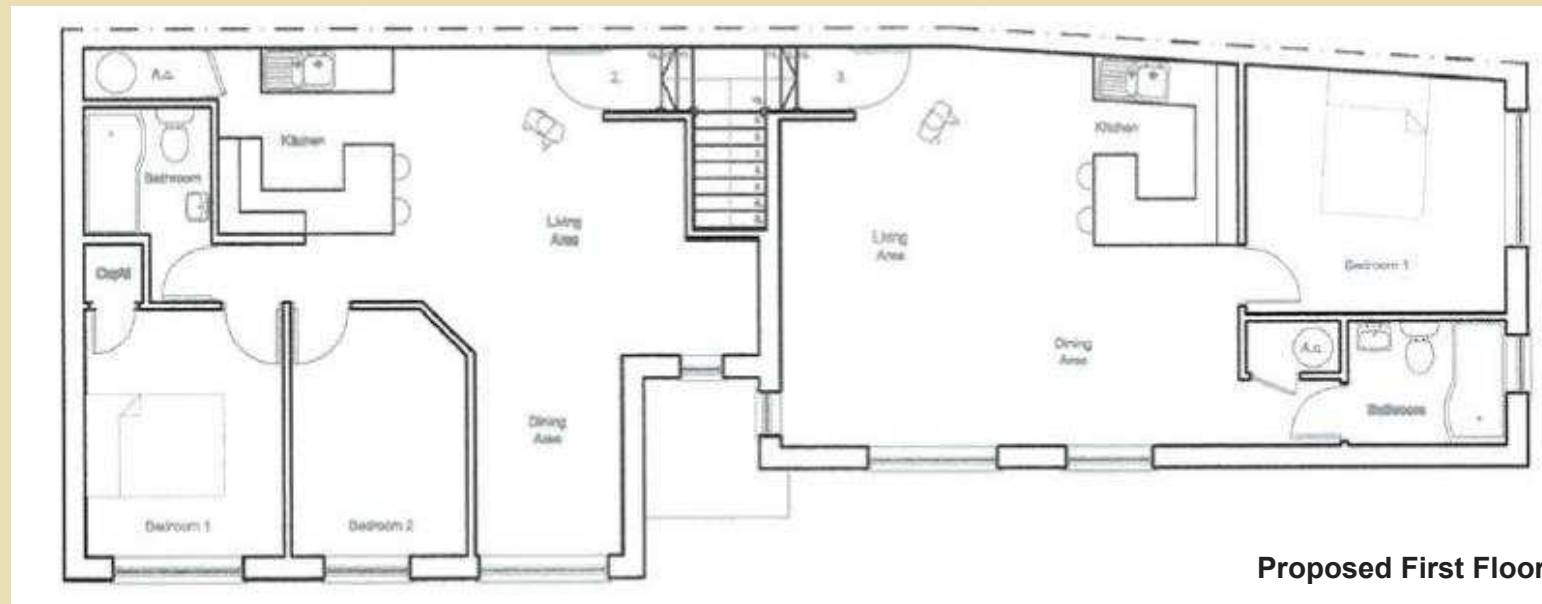
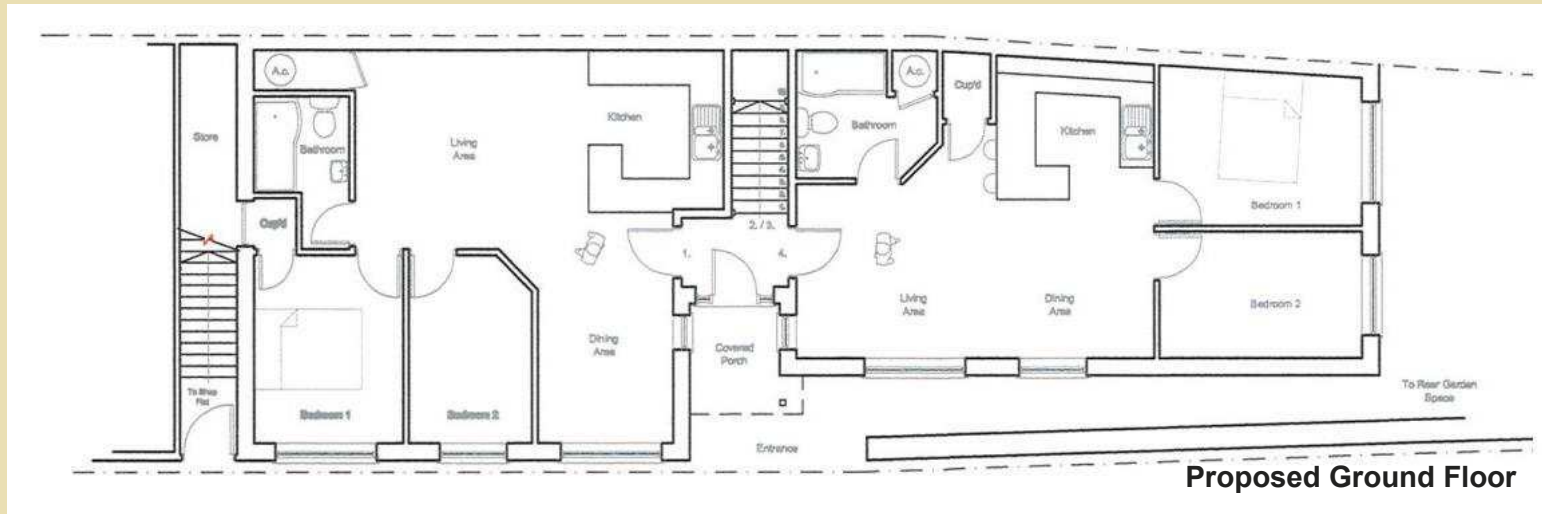
The site is situated in a most convenient position just off the High Street with public parking to the rear of the site. Edenbridge provides an excellent range of shops, pubs and restaurants, together with primary school, churches and two railway stations serving London Bridge Station. There are many period properties with the town's history dating back to the Roman times. Activities include the leisure centre with swimming pool, squash courts, excellent countryside walks and golf course nearby. Places of interest include Hever Castle, Chartwell and Penshurst Place. The M25 can be accessed at either junction 5 Sevenoaks or Junction 6 Godstone.



Planning/Proposed Scheme

The Vendors architects have prepared a proposed scheme of 4 flats comprising 3 x 2 bed and 1 x 1 bed flat.

The vendors will be retaining a part of land to the east of the site being offered for sale, with the new boundary being 2m from the proposed eastern elevation of the new building.



Services

We understand all main services are available to the site but intending purchasers must make their own enquiries regarding availability and capacity.

Accommodation Works

The purchaser will be required to undertake necessary accommodation works to give access to the rear of 53 High Street.**Tenure**

The site is sold Freehold with vacant possession on completion.

Tenure

The site is freehold with vacant possession

Method of Sale

For sale by Private Treaty with subject to planning offers invited. The purchaser will be responsible for any Affordable Housing Payments and CIL contributions.

Viewings

This site may be viewed strictly by appointment with RPC Tonbridge.

Agents Notes

The purchaser will be responsible for RPC Land & New Homes fees of 2% of the purchase price obtained plus VAT and this must be taken into account when making any offer.

Agent Details

For further information please contact:-

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



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