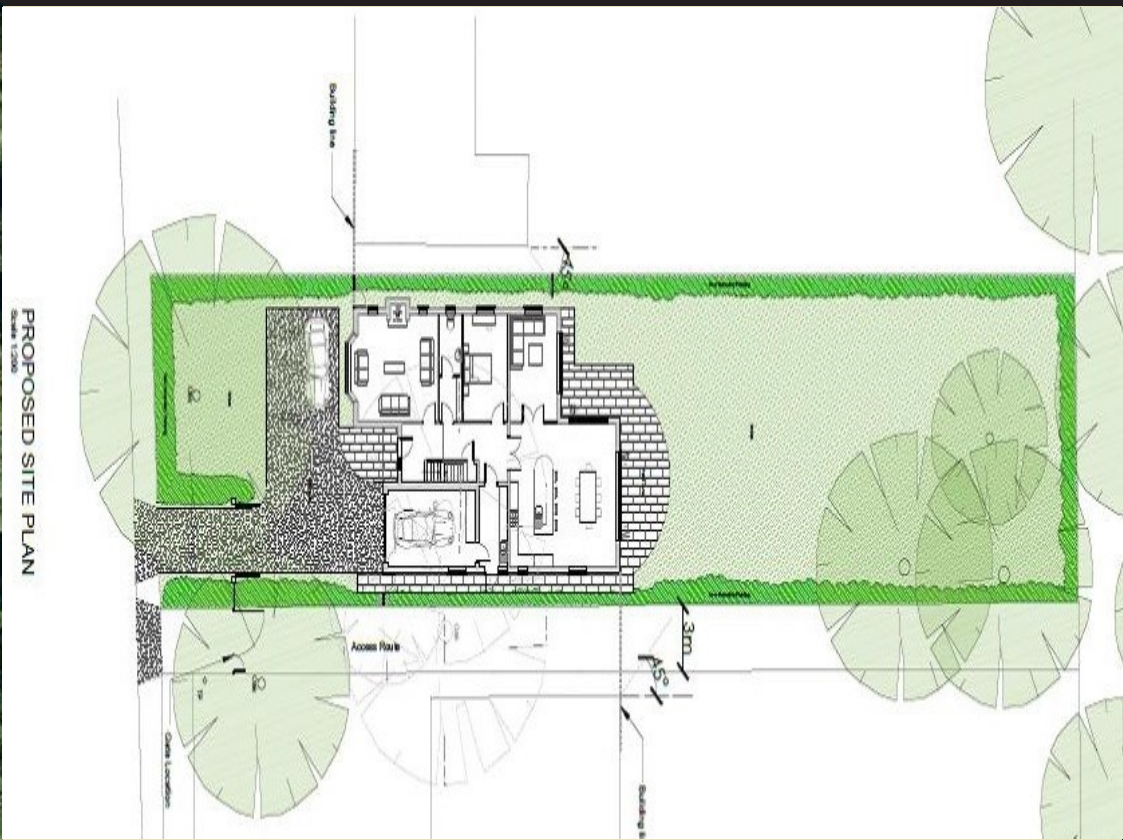


For Sale on behalf of Sevenoaks District Council
Single Plot (subject to planning) in established residential road.



Land between 156 & 162 Hever Avenue

West Kingsdown
Kent.
TN15 6DU

For Sale

Site Description

The site, being the land between 156 and 162 Hever Avenue, is generally rectangular in shape and we understand has a frontage to Hever Avenue of approximately 15m and a depth of around 63 m .The plot is generally flat and is currently covered in scrub and trees .Along the length of the southern boundary there is a 3m strip being retained to provide access to the area of woodland to the east of the site.

Location

The site is located in Hever Avenue ,an established residential area on the north east side of West Kingsdown ,within a short distance of local shops, pub ,library, medical centre and Church. West Kingsdown is situated on the A20 giving good access by car to the M20,M25 and M26. For keen golfers The London Golf Club is around 2 miles away whilst Brands Hatch (the home of British Formula One between 1964 and 1986) lies to the north of West Kingsdown.

Bluewater with its excellent shopping and leisure facilities is around 11 miles distant, and rail services to London are located at Longfield and Borough Green at 5.5 miles or Swanley at around 6.5 miles.

ALL PLANS FOR IDENTIFICATION ONLY



Planning Information

General

The site is currently subject of a planning application by the vendors for an approximately 280 m2 chalet style home ,together with integral garage. (Planning reference 15 /02/02798/FUL).

Design and Layout

Subject to approval of the application, the proposed accommodation within the chalet style property will comprise a Living Room ,Kitchen/Dining Room, Family Room ,Study / Bed 5 to the Ground Floor with a Master Bedroom and ensuite ,plus three further bedrooms and family bathroom to the first floor.

Intending purchasers would be advised to make their own enquiries to Sevenoaks District Councils Planning Department, Council Offices ,Argyle Road,Sevenoaks,Kent TN13 1HG tel 01732 227000 prior to making any offer.

Landscape / TPO

We understand that the mature oak on the Hever Road frontage is likely to be subject to a TPO.

Access

We understand the site will be accessed from Hever Avenue.

Infrastructure

Contributions to CIL (Community Infrastructure Levy) will be required.

Affordable

Under the current Sevenoaks District Council policy we understand a 10 % affordable housing contribution will be required .It is anticipated this will be negotiated with the successful bidder prior to instructing solicitors and therefore any bids should be made on a “gross” basis.

Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory authorities to ensure availability and capacity.

Tenure

The site is sold Freehold with vacant possession on completion.

Method of Sale

Conditional Offers invited for the Freehold Subject to Contract and approval of the vendors planning application.

All offers must be submitted in writing to RPC's Tonbridge Office no later than **12 noon on the 13th November** together with details of any conditions that may be attached .

We would also require proof of funding for the purchase.

Please note, the vendor reserves the right not to accept the highest nor any bid for the site.

Viewing

The site may be viewed at any reasonable time during daylight hours, by prior appointment with the owners sole agents.

Agent Details



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