

SUPERB RESIDENTIAL DEVELOPMENT SITE

Set in the Kent Countryside with detailed planning for 25 dwellings.

Together with a small listed cottage for improvement.



Land known as Bentletts Yard

Claygate Road
Laddingford
Kent, ME18 6BB

For Sale

Site Description

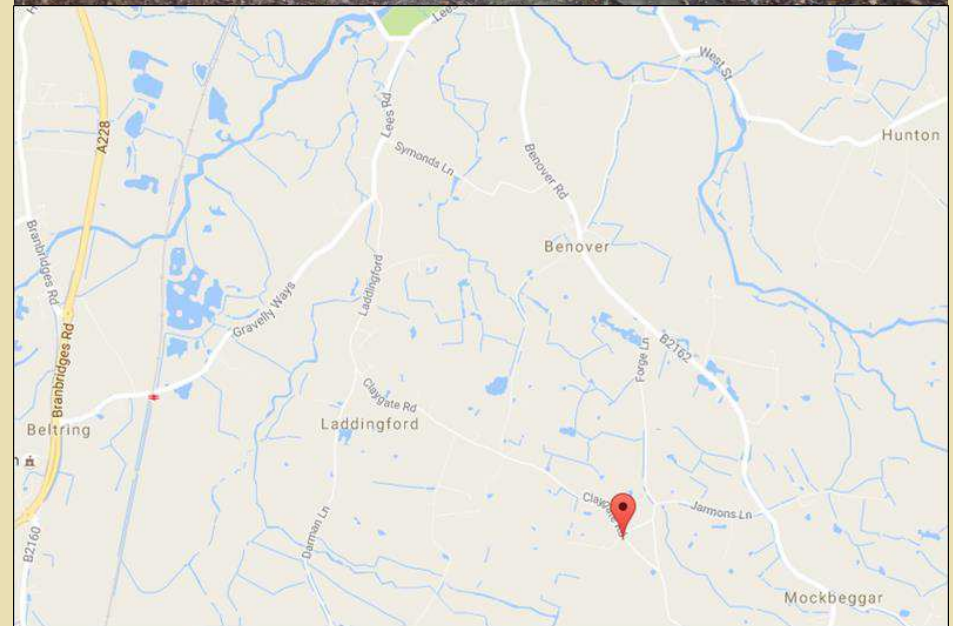
The site being fairly flat and extending to approximately 4.78 acres (1.93 H/A) in total is elongated in nature and for many years has been used as an HGV scrapyards. The majority of the site is hardstanding, although an extra 1.47 acres of farm land to the north has been acquired for open space, ecology and landscaping which will form a natural buffer between the residential development and the countryside. There are a number of commercial buildings on the site.

Location

The site is situated on the borders of Laddingford and Collier Street villages in an extremely peaceful countryside location being only some 1 mile from Laddingford village centre with its primary school and award winning public house, whilst Yalding is approximately 1.5 miles with its local shops and beautiful 12th century church.

Paddock Wood is approximately 3 miles from Laddingford providing excellent shopping facilities, schools for all ages, restaurants and main line station with fast train services to London (Charring Cross reached in approximately 55 minutes) plus Waitrose, bakers, butchers, bank etc.

Tunbridge Wells Spa Town is approximately 8 miles distant with its excellent shopping, schooling, sports facilities and main line station. The M20 is accessible in approximately 20 minutes/ with the A21 approximately 15 minutes car drive both providing access to the M25 and onwards to London. Ebbsfleet and Ashford International train stations are both approximately 45 minutes car drive providing high speed services to London and the continent.



Planning

A resolution to grant planning consent subject to the signing of a Section 106 agreement was granted by Maidstone Borough Council under reference number 16/501263/FULL, on the 4th August 2016 for 25 dwellings. In addition, planning permission has been granted by Maidstone Borough Council under reference number 14/504397/FULL for the property and the access of the site known as The Pest House which is a Grade Two listed cottage for part new extension and to total refurbishment. Listed building consent has also been granted under reference 14/504406/LBC.



Artists Impression of Street Scene

Proposed Scheme

The Site

The consent (subject to the section 106 agreement) Comprises an extremely attractive, architect design scheme of some 25, two storey 3,4,& 5 bedroom semi-detached and detached houses, set in the heart of the countryside on a low/medium density enhanced by an attractive open space/ landscaped area to the north. (schedule of accommodation attached).

In addition, to the entrance of the site is a small listed cottage known as The Pest House which has detailed planning consent for the demolition of the existing rear extension to be replaced with a single storey pitched roof extension, together with demolition of the rear container shed and replacement with garage.

Section 106 Agreement

There are no affordable housing requirements on the site, but the following costs need to be taken into account when making any offers.

A financial contribution towards the enhancement of :

St. Margarets Primary School, Collier Street -	£59,024.00
Financial contribution to Yalding Surgery and Pond Surgery	£29,232.00
Financial contribution towards off-site affordable housing in the borough	£61,744.00

Total Section 106 costs

£150,000.00



Services

Mains water and electricity are available at the site. Currently enquiries are taking place as to capacity.

Foul and surface water will be dealt with on site.

Additional Information

A considerable amount of due diligence has been carried out on the site and The Pest House. The following reports and investigations are available to view and download from our website www.rpcland.co.uk

The Site

- Design and Access Statement
- Copy of Planning Committee Report
- Topographical Survey
- Arboricultural Survey
- Asbestos Report
- Flood Risk Assessment
- Geotechnical Survey
- Transport Statement
- Site Layout Plan
- Schedule of Accommodation including amendment to schedule 1/11/16
- House Types Plans and Elevations
- Section 106 information

Pest House

- Copy of Planning Consent
- Copy of Listed \building Consent
- Copy of Plans as existing
- Copy of Building Survey
- Listed Building Appraisal

Tenure

The Site and the Pest House will be sold Freehold with vacant possession on completion.

Methods of Sale

Offers are invited for the Freehold subject to contract by no later than 12 noon on Wednesday 23rd November 2016.

In making any bid for the site please include the following

- 1) Individual offers are required: a) for the site b) for The Pest House
- 2) Details of any abnormal costs allowed for and confirmation Section 106 costs have been taken into account
- 3) Details of Due Diligence required prior to exchange of contracts
- 4) Confirmation of funds
- 5) Board Approval process.

V.A.T

The owners have elected to charge V.A.T on this site.

Viewing Arrangements

Strictly by prior appointment with the owners Sole Agent RPC Land and New Homes, 158 High Street, Tonbridge.

Tel: 01732 363633 Email p.randall@rpcland.co.uk

There will be two open days, one on Thursday 20th October between the hours of 11am and 2pm and the other on Monday 31st October 2016 between the hours of 11am and 1pm.

Agents Notes

- 1) The open space/ecology land shown to be north of the site being approximately 1.47 acres is currently under option and will be transferred to the purchaser on completion.
- 2) The owner will seek to retain a ransom strip and overage clause in the event of an increase in existing square footage on the site or further residential development of adjoining land that may be accessed through the site.
- 3) It has been agreed with the owners that RPC Land and New Homes fees of 2% of the purchase price plus V.A.T will be the responsibility of the buyers and this must be taken into account when making any offers.
- 4) The site will be cleared of all surface trade material (except the buildings) down to the concrete slab.

Agent Details

Peter Randall

01732 363633

P.Randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.