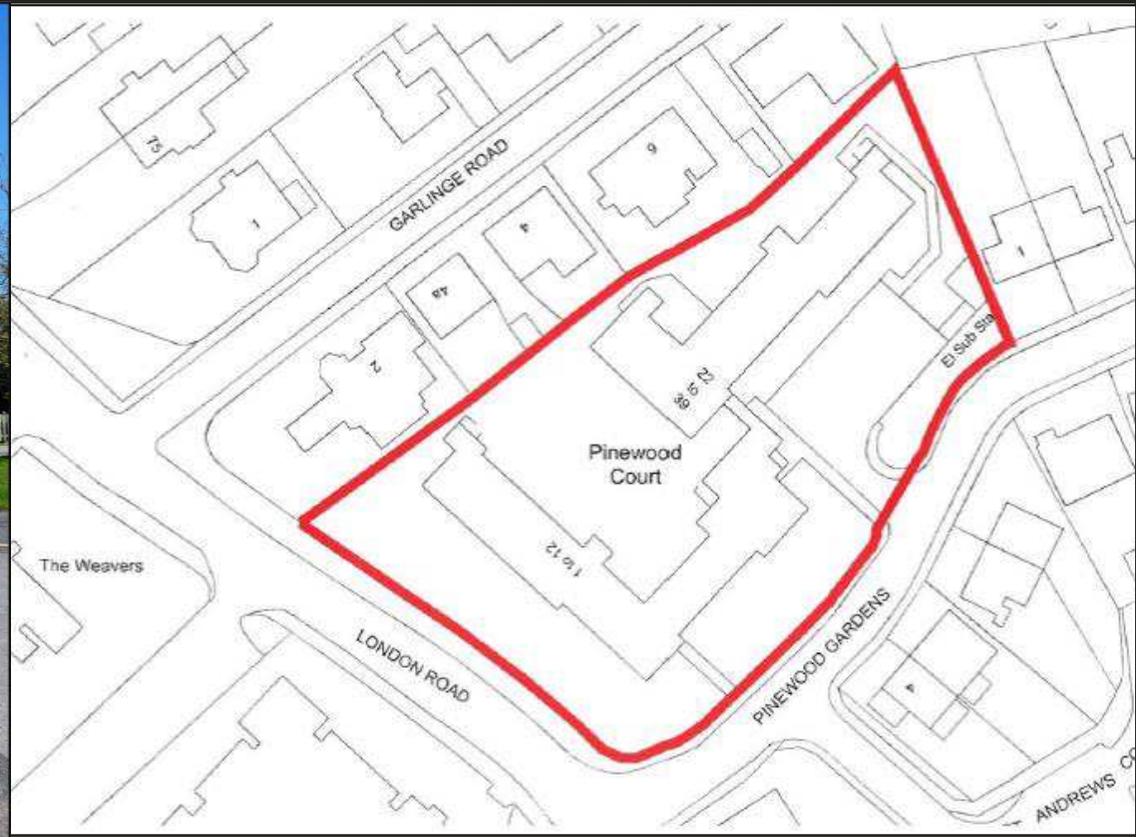




town&country
housing

For Sale on behalf of Town & Country Housing Group

**Superb Re-development Opportunity
In Central Location Considered Ideal for
Various Residential Uses.**



Pinewood Court

Pinewood Gardens
Southborough, Tunbridge Wells
Kent, TN4 0NP

For Sale

Site Description

The site roughly rectangular in shape extends to approximately 0.45 hectare (1.1 acres). It is generally flat and has a frontage to London Road of approximately 55m and a return frontage to Pinewood Gardens of approximately 78m. Currently the site is occupied by residential units which have now been de-commissioned by the owners. The existing buildings are of 1950s style 2 storey brick construction and considered unworthy of conversion. There is an area of hard standing for car parking and amenity space.

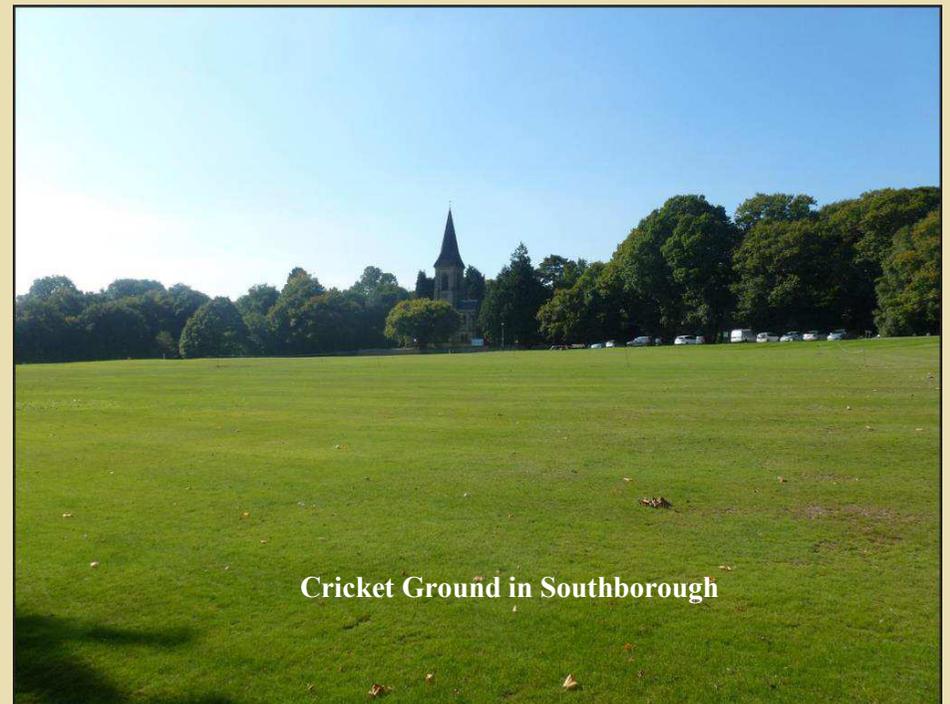
Location

The site is situated in a convenient central location within easy walking distance of local shops, St. Peter's Church, cricket ground, beautiful Southborough Common and other facilities. There are frequent bus services to surrounding areas. Southborough lies roughly equidistant between Royal Tunbridge Wells and Tonbridge town centres. Tunbridge Wells is renowned as a famous Spa Town and provides a host of excellent shopping facilities, schools and sporting facilities together with the historic Pantiles tourist attraction.

Tonbridge provides good shopping facilities, together with excellent schools, churches and sporting facilities.

Both towns have main line stations to London with Tonbridge service being approximately 45 minutes to London Charing Cross.

The A21 junction is approx. 2 miles south of the site providing excellent road communication to London and the M25.



Cricket Ground in Southborough

Planning

The site is situated in a predominantly residential area and is currently occupied by a de-commissioned care home. It is considered the site is suitable for a variety of other uses, particularly residential (subject to any necessary planning consents required).

Any interested parties should make their own enquiries with the local planning authority below:

Tunbridge Wells Borough Council

Mount Pleasant Road

Royal Tunbridge Wells

Kent

Tel: 01892 526121

Services

We understand all main services are available to the site but intending purchasers should make their own enquiries with the relevant statutory authorities to ensure availability and capacity.

Tenure

The site is available Freehold with vacant possession on completion.

Method of Sale

Unconditional/Conditional Offers are invited for the Freehold by way of Informal Tender subject to contract.

All offers must be submitted in writing to RPC Land and New Homes, Tonbridge Office marked for the attention of P. Randall by no later than Thursday 17th November 2016 and should contain the following information:-

- 1) Confirmation whether the bid is conditional or unconditional.
- 2) Should the offer be conditional then full details of the conditions, it is the vendor's preference to enter into a contract conditional only on planning consent being granted.
- 3) Price offered for the Freehold interest with full details of timings for payments and any overage.
- 4) Full details of the proposed scheme including any drawings and schedule of accommodation.
- 5) Details of any abnormal costs taken into account which may include inter alia Section 106 contributions, archaeology costs, contamination costs, demolition costs, service infrastructure costs, etc.
- 6) Confirmation that funding is available to purchase the site and that full Board approval has been obtained to make the offer.
- 7) Full details of technical and other due diligence you would wish to undertake prior to exchanging contracts and the length of time anticipated to complete this process.
- 8) Timescale for exchange of contracts and completion, if conditional please provide details of the length of contract you would be seeking.

Town and Country Housing Group will consider all proposals on their merit and following receipt of offers they may decide to interview a shortlist of offers' in order to discuss their proposals in more detail.

Town and Country Housing group will assess any bids received on the following criteria:

- 1) Financial Offer.
- 2) The likelihood of securing an early planning permission (for bids received on a subject to planning basis).
- 3) It is important for bids to provide sufficient information to allow the vendors to carry out a meaningful assessment.

Important Notes

- 1) No offer will be considered after the due bid date.
- 2) The vendor reserves the right not to accept the highest or indeed any bids made for the site.

Viewing

The site may be viewed externally at anytime during day light hours but only by prior appointment with the vendors sole agents RPC Land & New Homes should an internal inspection be required.

There will be two open days to be held on Monday 17th October between the hours of 11.00am and 3.00pm and one on Tuesday 25th October between the hours of 11am and 1pm.

Agent Details



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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.

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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.

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