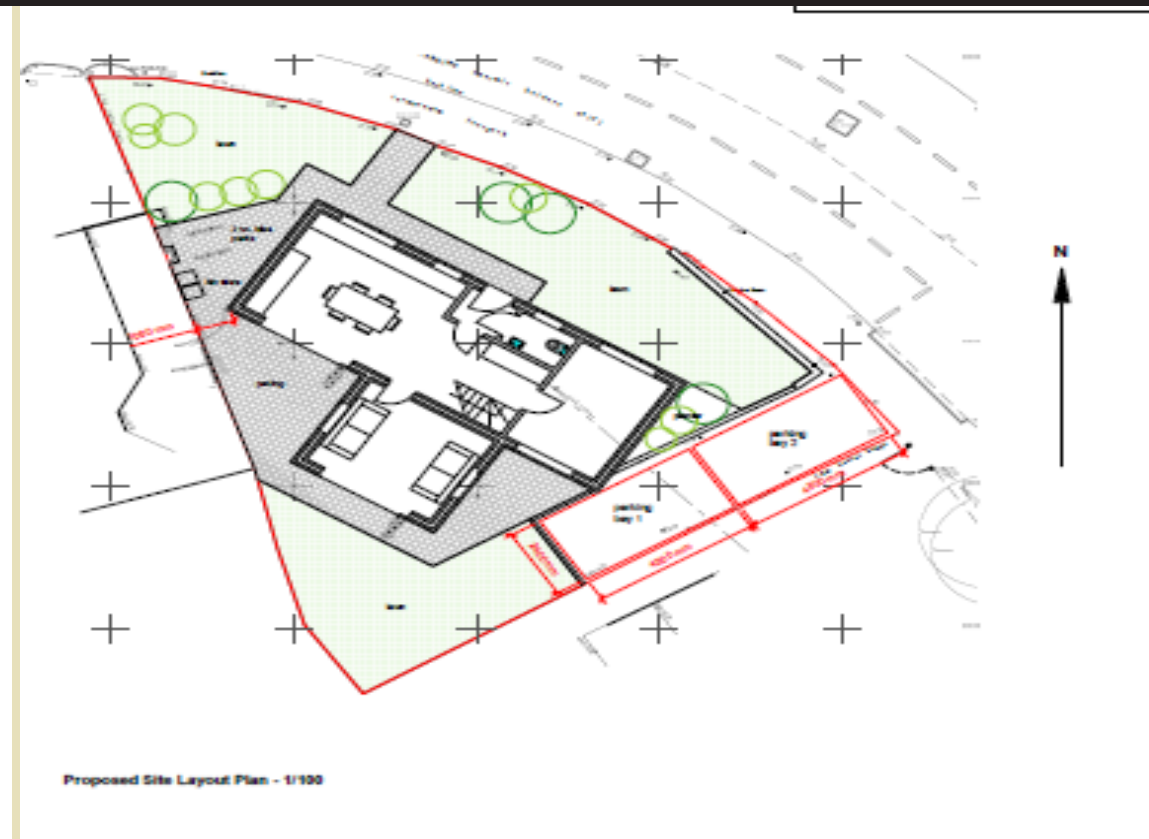


# Exciting Self Build/Developer Opportunity for a Single Plot with Planning Consent to Erect a Detached three Bedroom Dwelling with parking and walking distance of town centre



## River View

All images for identification only

17a Barden Park Road  
Tonbridge  
Kent  
TN9 1XD

**For Sale**

## Site Description

The site which is currently occupied by a single storey attached dwelling with garage enjoys an elevated position in an established residential road. The corner plot site is generally level ,with hard standings and mature gardens. The site enjoys delightful views over the allotments towards the nearby park.

We understand the site is approximately 0.02 hectares. ( 0.049 acres)

## Location

The site is located about 0.5 miles from the centre of Tonbridge which is situated between Tunbridge Wells and Sevenoaks. Tonbridge has a wide range of shops, banks, coffee shops, supermarkets, excellent schools ,park and sports facilities. There is also a local shop close by to the property.

Tonbridge Train Station with its excellent rail service is within a short walk (around 0.5 miles) from the site and approximately 34 minutes to London Bridge.

## Planning

Planning permission was granted by Tonbridge and Malling Borough Council on the 2nd August 2019 , for the Demolition of the existing dwelling and construction of a two storey replacement dwelling ,under planning reference TM/1901406/FL.

The accommodation of the proposed dwelling comprises ,large Kitchen / Dining room ,two further reception rooms and three bedrooms ,in all we understand circa ( 1,250sq .ft.) together with two parking spaces.

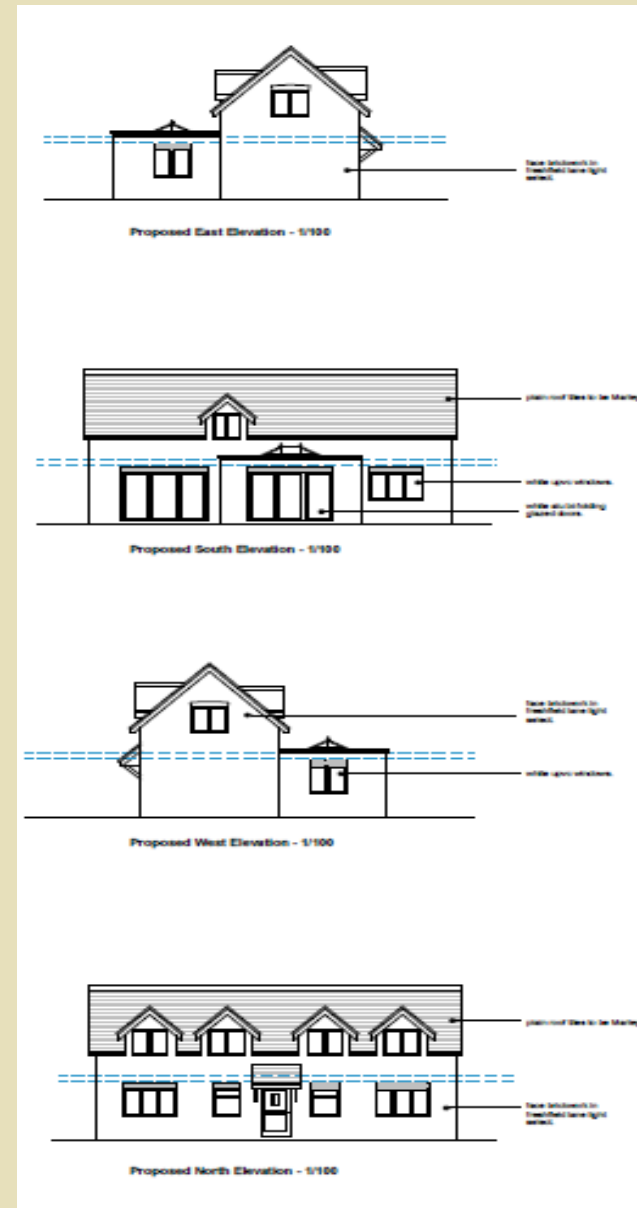
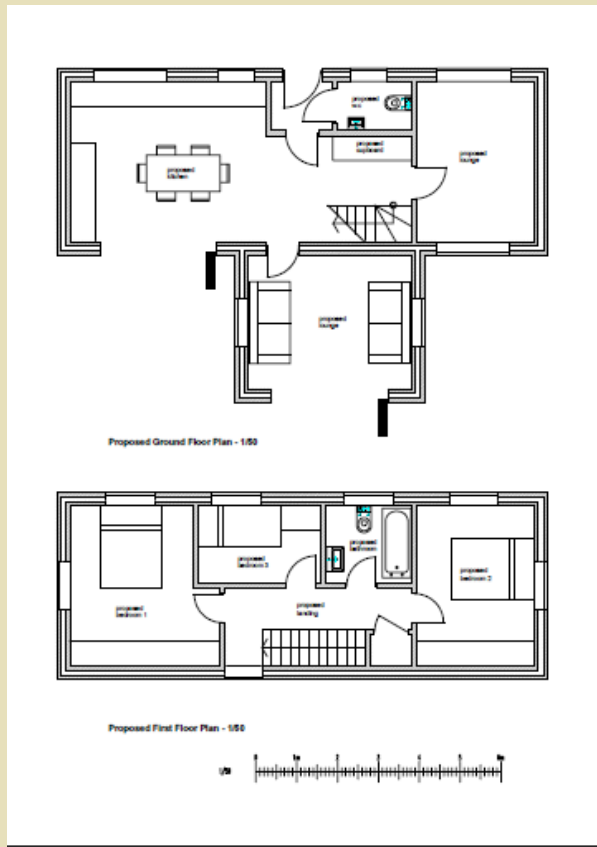
Planning link below.

<https://publicaccess2.tmbc.gov.uk/online-applications/applicationDetails.do?keyVal=PT8E6FOHKAR00&activeTab=summary>

## Access

We understand the site is accessed off Barden Park Road which fronts the site.

# Approved Layout and Elevations



All images are for identification only

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## Method of Sale

**Offers are invited by way of Private Treaty on an unconditional basis. All offers must be submitted in writing to RPC's Tonbridge Office.**

**The freehold site is offered to the market with unconditional offers invited.**

**All offers must include.**

- 1. Offer price for the property.**
- 2. Details of due diligence required prior to exchange of contracts.**
- 3. Confirmation of funds.**

**The vendor is not under any obligation to accept the highest or indeed any offer.**

## Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

## VAT

To be confirmed.

## Fees

**We have agreed with the Vendors that the Purchasers will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.**

## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

## Agent Details

**Peter Bowden**

**01732 363633**

**P.Bowden@rpcland.co.uk**

### **West Kent Office**

RPC Land & New Homes Ltd

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## Misrepresentation Clause

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