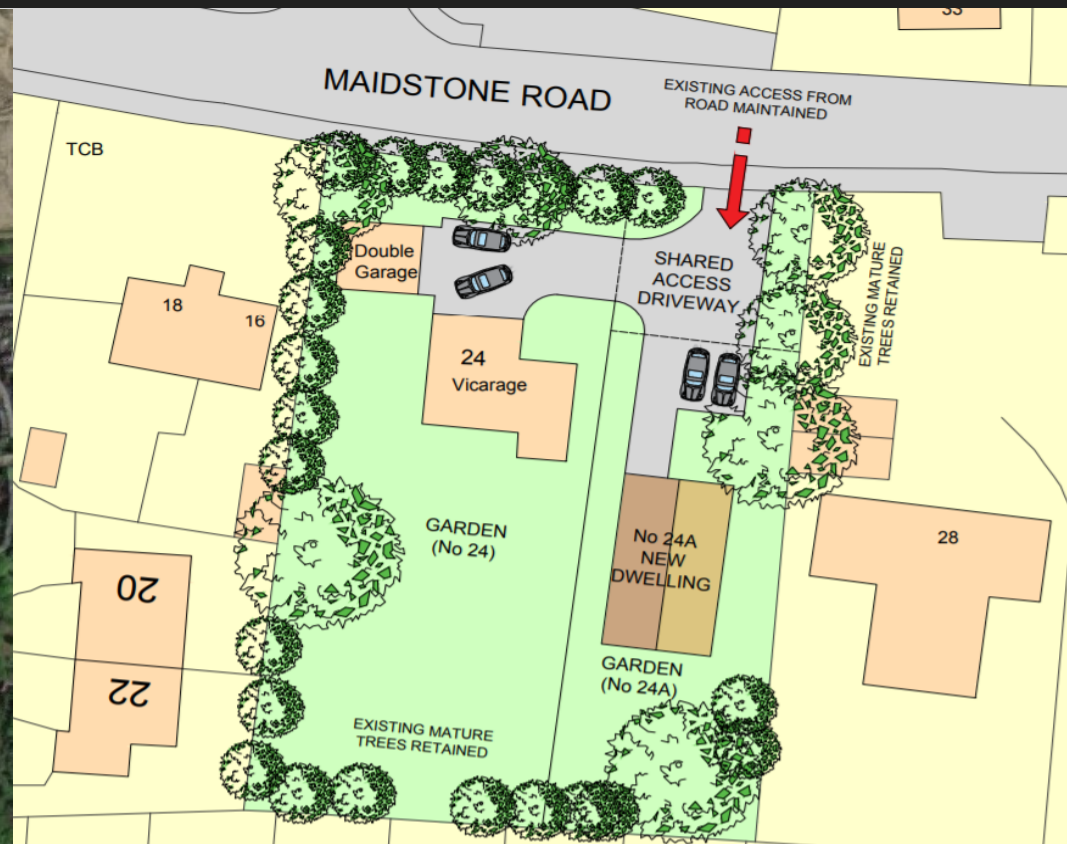


Consented Single Plot with Outline Planning for the Erection of a Detached Dwelling Close to the Village Centre On Instruction from the Diocese of Rochester



24A Maidstone Road

All images for identification only

24A Maidstone Road
Borough Green
Sevenoaks
Kent, TN15 8BD

For Sale

Site Description

The site which forms the side plot to the east of 24 Maidstone Road, we understand the site is approximately 0.08 acres.

The site benefits from an outline planning consent for the demolition of the existing garage and for the erection of a detached dwelling, with all matters reserved for future consideration.

The site fronts Maidstone Road which we understand will provide a shared access for the site, and the Vendors retained Vicarage.

The topography of the site is generally level with a few trees.

Location

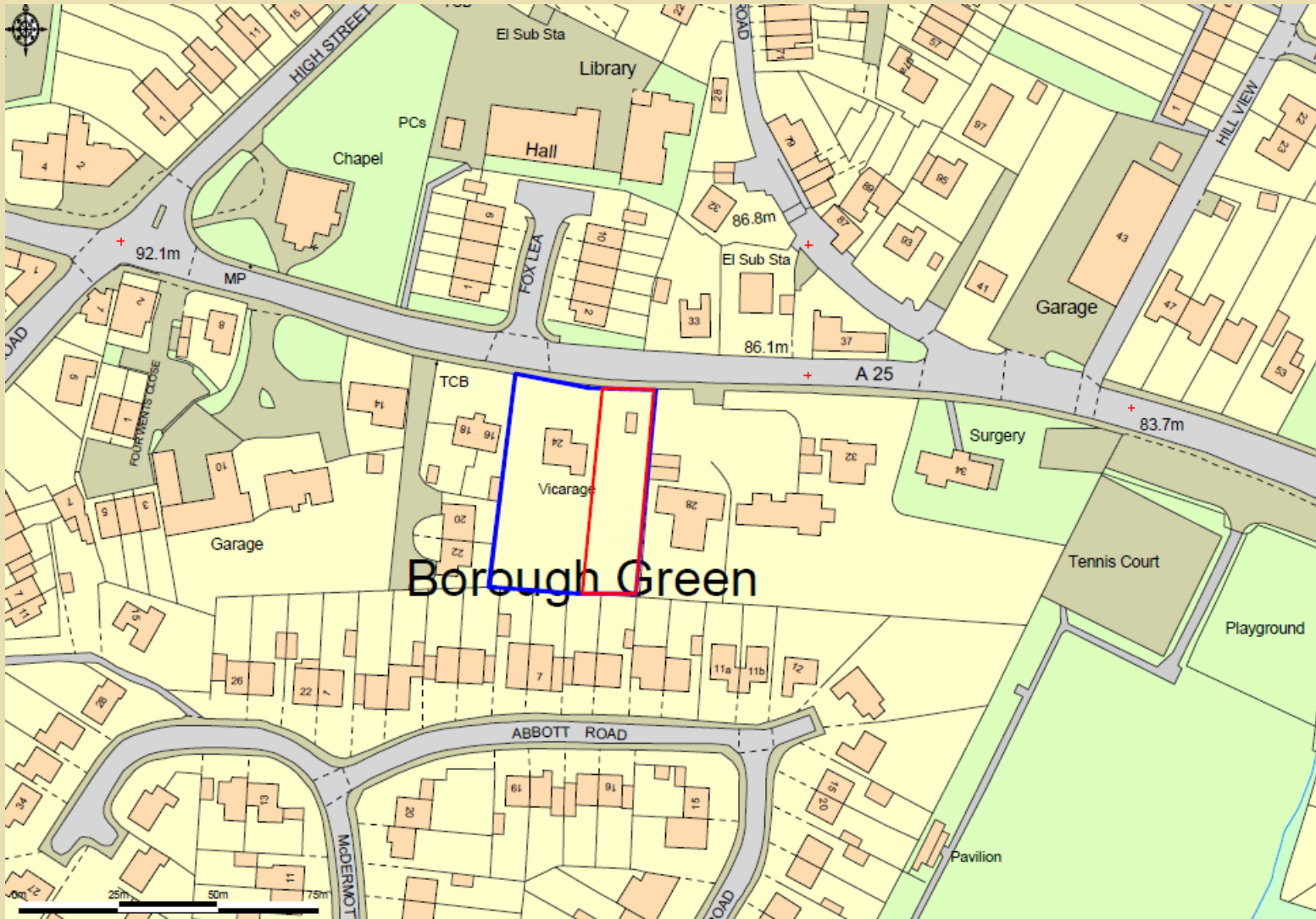
Borough Green is a thriving village that falls within the Tonbridge and Malling district of Kent.

Borough Green has a good selection of amenities which includes an excellent range of independent shops, a pub, a Lloyds Pharmacy, two convenience shops with Wrotham Heath Golf Club around 2.4 miles from the site.

Borough Green has two schools, Borough Green Primary School which is around 0.3 miles from the site and Platt Church of England Primary School which is approximately 0.8 miles from the site.

Borough Green has a Sainsbury's Local which is around 0.3 miles from the site, there are also a Waitrose in Sevenoaks which is around 6.8 miles from the site.

Borough Green and Wrotham Train Station is around 0.3 miles from the site and takes approximately 50 minutes to London Victoria. Sevenoaks train station is around 7 miles from the site and approximately 22 minutes to London Bridge.



Site etched in red.

Planning Information

Outline Planning permission was granted by Tonbridge and Malling Borough Council on the 06/06/18 planning ref 18/00690/OA, for the demolition of an existing garage and the erection of a detached dwelling with all matters reserved for future consideration.

As the site has an outline planning consent with all matters reserved for future consideration, we understand the illustrative plans provided by the Vendors Architects plans indicate a proposed two storey dwelling of around 1,800 sq ft.

The vendors planning application can be viewed on the link below.

<https://publicaccess2.tmbc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P5XKX6QHG7000>

Please note that 24 Maidstone Road has submitted a planning application for the erection of a detached double garage, which we understand will be accessed via a shared driveway.

VAT

To be confirmed.

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.

Agents Note

- 1) The Purchasers will be required to fence the site within 3 months of completion.
- 2) The Purchaser will be obliged to covenant that only obscure glazing will be fitted on the flank elevation adjacent to the Vendors retained land.
- 3) The Vendors will require the right to approve any proposed plans for the new dwelling.

Tenure

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

Method of Sale

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

The deadline for receipt of bids is 12 noon on the 12th of December 2018.

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.
4. Offers must include details of the prospective buyers intentions with regards to the reserved matters.

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

Viewing

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

Agent Details

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West Kent Office

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