



Existing Bungalow with Planning Consent for
Demolition with Substantial Replacement
Dwelling in Sought After New Barn Location

25 Fawkham Avenue New Barn
Longfield Kent DA3 7HS

Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site consists of a substantial detached bungalow, set within a generous landscaped plot and accessed via a private road in the New Barn Area of Longfield. The bungalow is made of brick and tile materials and is set back from the highway by approximately 30 metres. The property is accessed via a 'horseshoe' drive and has a lawn and planting to the front; to the rear is a patio and extensive lawn. The site is bounded by mature trees, shrubs and boundary fences.

New Barn is located between the villages of Longfield and Meopham. The locality benefits from excellent road network links, with good access to the A227, A2/M2 and M20/M25 road networks. Longfield station boasts a rail services to London Victoria from circa 31 minutes. Alternatively, Ebbsfleet International's service to London St Pancras from circa 18 minutes. For travelling further afield London Gatwick is around 38 miles away.

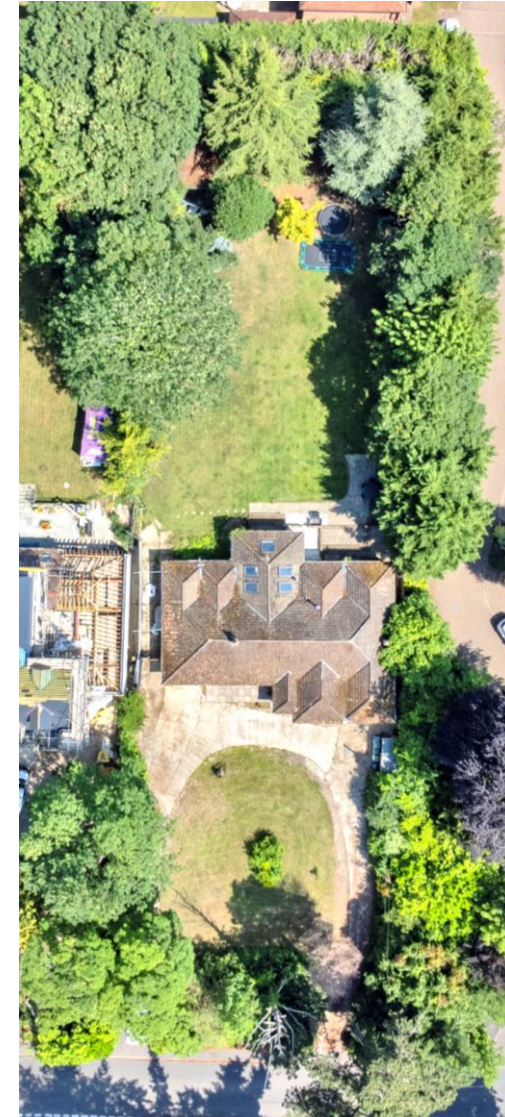
Comprehensive amenities can be found at Longfield, which includes a Waitrose, doctors surgery, pharmacy and independent stores with a plethora of further facilities available at Bluewater.

There are a number of local primary and secondary, with neighbouring settlements boasting Grammar schools (Gravesend and Dartford).



Floorplan

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

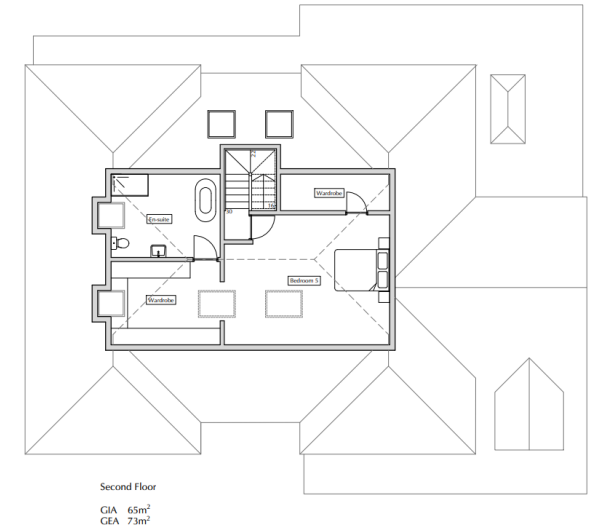
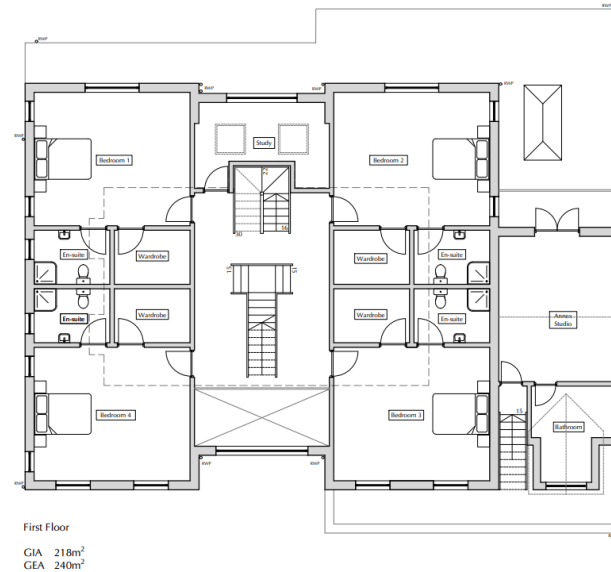
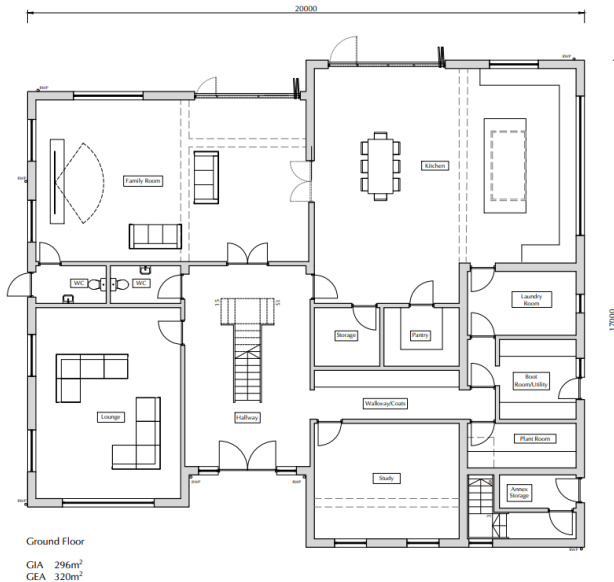


Planning

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site benefits from a planning consent dated 18th January 2023 ref:**22/00686/FUL** for the: *Demolition of existing bungalow and erection of a 5-bedroom detached, 2-storey dwelling with self-contained annexe.*

GIA: 579 Sqm (6232.3 Sqft)



Sales and Viewing Information

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

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.

Tenure

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

EPC

The Energy Rating is D

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

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

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers



Agent Details

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk

William Bowden

01732 363633

w.bowden@rpcnewhomes.co.uk



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.