

An Exceptional Development Opportunity with Planning Consent for 4 substantial Detached Dwellings or a Palladian styled Single Residence with ancillary Buildings.



Land at Toys Hill, Edenbridge All Drawings for Information Only

Boons Park, Toys Hill, Edenbridge,
Kent TN8 6NP

For Sale

Site Description

Boons Park is a circa 14 acre (5.67 hectares), cleared site with two residential planning consents. The latest consent was **19/02064/FUL** for 4 detached, 5 bedroom dwellings, whilst the **14/03641/FUL** consent for a single Palladian styled dwelling also included the demolition of the original structure.

The site is currently accessed from Toys Hill Road, opposite the junction with South Brook Lane, via a narrow track into the site and through its own gated access.

The Ancient Woodland, which is located within the boundaries of the site is situated to the south-east, which was addressed in the ecology analysis and landscape design of the **19/02064/FUL** consent.

All Drawings, Schedules and Plans for Identification only



Location

Boons Park is situated upon the southern slopes of Toy's Hill, within the Area of Outstanding beauty, the Wealden Greensand character area in the Kent Downs and the Parish of Westerham. Set in this glorious countryside and located near Toy's Hill National Trust Site, the local architecture largely consists of low density, detached properties and surrounding farmland.

Despite the rural location, Boons Park is in actuality far from isolated. The site has easy access to the village of Four Elms, Edenbridge town centre which is an estimated 3.4 miles away and Sevenoaks only 7.3 miles away, with its impressive features, local amenities and excellent schools.

Furthermore Boons Park is well positioned to travel further afield being positioned approximately 5 miles from the M25 and only 3.3 miles from Edenbridge train station, with its service to London Bridge taking approximately 44 minutes. Sevenoaks station is situated only circa 7.5 miles away from the site with its estimated 24 minutes service to London Bridge and Oxted station is located 7.3 miles away and offers an estimated 46 minutes of travel to London Victoria.

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Planning Information

Palladian Mansion Consent (14/03641/FUL) - Granted 31/3/15

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NFA0YSBKHRW00>

In 2015 the **14/03641/FUL** application was granted consent. This facilitated the demolition of existing building, a large Victorian mansion and allowed for the building of a new large single dwelling and associated ancillary buildings. We understand this permission is considered extant due to the demolition of the original Victorian Building and the basements associated with this scheme having already been formed. Prior to the **14/03641/FUL** consent the existing building was classed as C2 Residential Institutional, but since then it has returned to C3 Residential use. In terms of scale, this scheme proposed that the new Palladian styled house would be approximately 1,150 m² / 12,400 ft², with the ancillary buildings being an estimated 710 m² / 7,640 ft².

4 Detached Dwellings Consent (19/02064/FUL) - Granted 11/10/19

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PUJDM4BKJPM00>

The 2019 application and consent is for 4, 5 bedroom garaged dwellings set in an impressive crescent layout with access, parking and amenity space following the clearance of existing built form on site. This application reduces the areas and volume permitted under the **14/03641/FUL** and no basements are proposed.

4 Detached Dwellings MMA (19/03436/MMA) - Granted 30/1/20

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q2CXP6BKL6C00>

A minor material amendment was granted to the **19/02064/FUL** consent, **19/03436/MMA**. This minor material amendment offers more choice when building the proposed 4, 5 bedroom garaged dwellings. Whilst, in the original consent of the **19/02064/FUL** application the dwellings were proposed to have a notable contemporary design, **19/03436/MMA** facilitates the option of building of the dwellings with a more traditional style.

Services

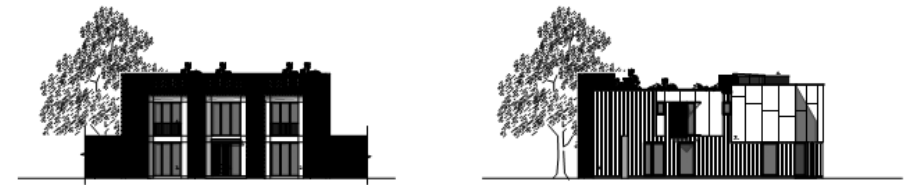
All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Schedule of Accommodation (GEA)

19/02064/FUL	GEA	GEA	14/03641/FUL	GEA	GEA
Dwelling 01 (Ground & 1 st)	368 m ²	3961.1 ft ²	Main House	1,151 m ²	12,389 ft ²
Dwelling 01 Garage	40 m ²	430.5 ft ²	Pool Hall	257.3 m ²	2,769 ft ²
Dwelling 02 (Ground & 1 st)	372 m ²	4004.1 ft ²	Function Hall	312.5 m ²	3,364 ft ²
Dwelling 02 Garage	40 m ²	430.5 ft ²	Coach House east	49.5 m ²	533 ft ²
Dwelling 03 (Ground & 1 st)	376 m ²	4047.2 ft ²	Coach House west	49.5 m ²	533 ft ²
Dwelling 03 Garage	40 m ²	430.5 ft ²	Colonnade Walk-way	111.4 m ²	1,199 ft ²
Dwelling 04 (Ground & 1 st)	378 m ²	4068.7 ft ²	Total	1,931.2 m ²	20,787 ft ²
Dwelling 04 Garage	40 m ²	430.5 ft ²			
TOTAL	1,654.0 m ²	17803 ft ²			

Consent 19/02064/FUL

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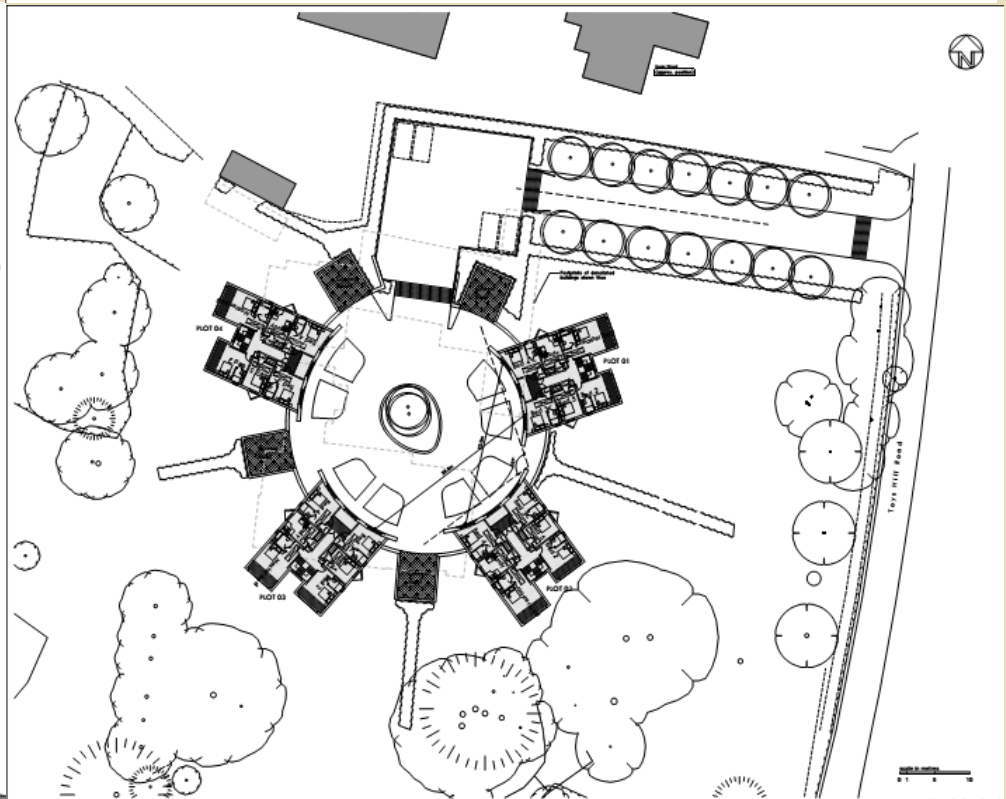
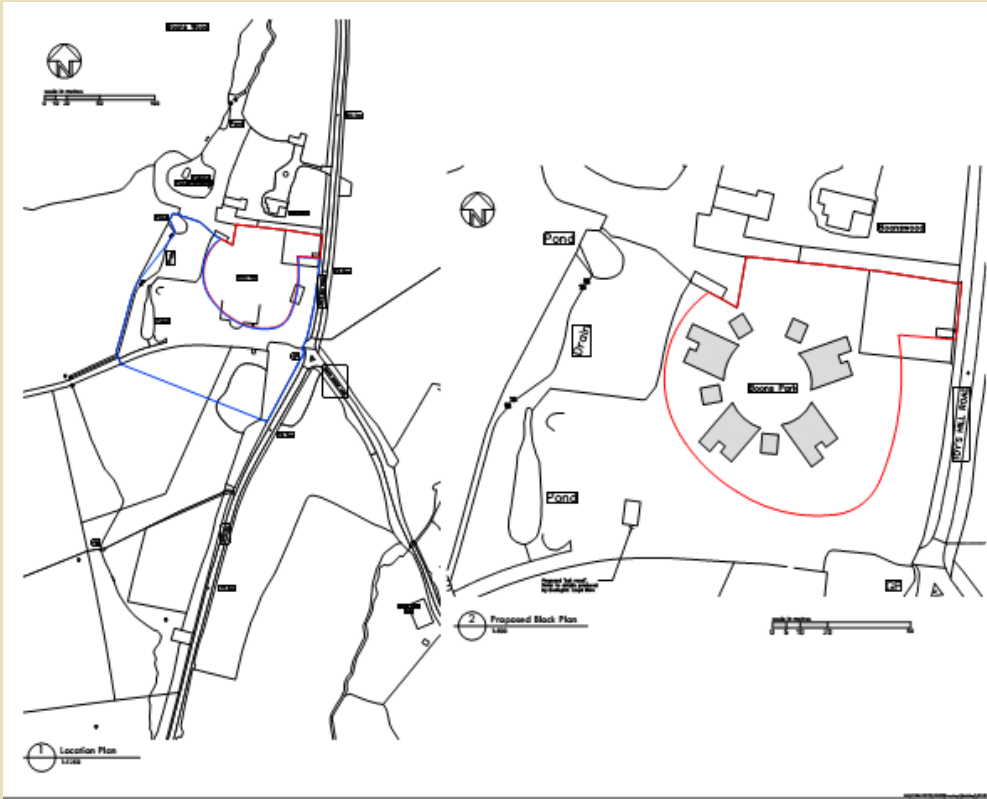
1 Front Elevation

2 Flank Elevation (South Facing)



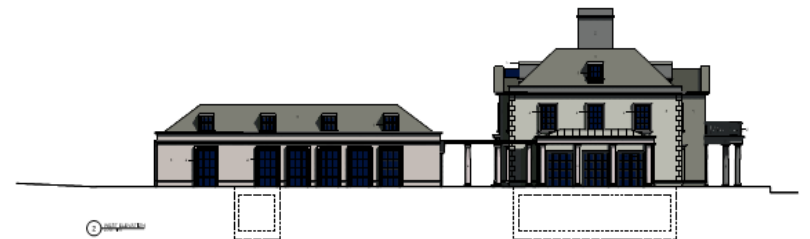
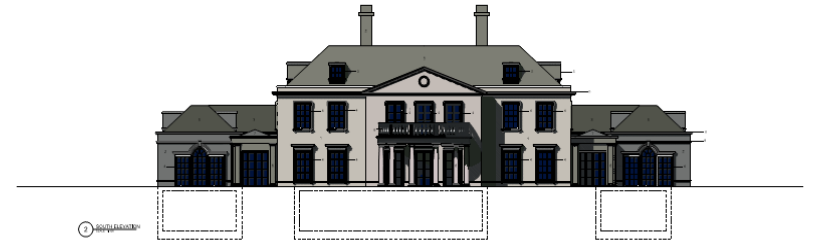
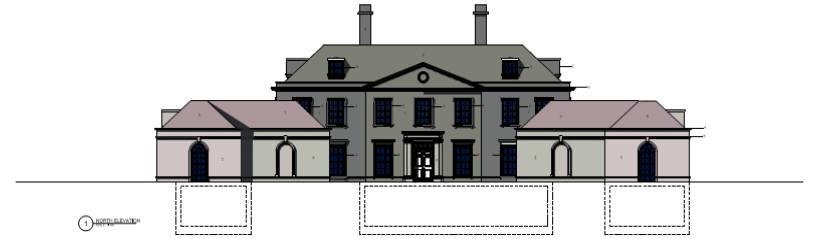
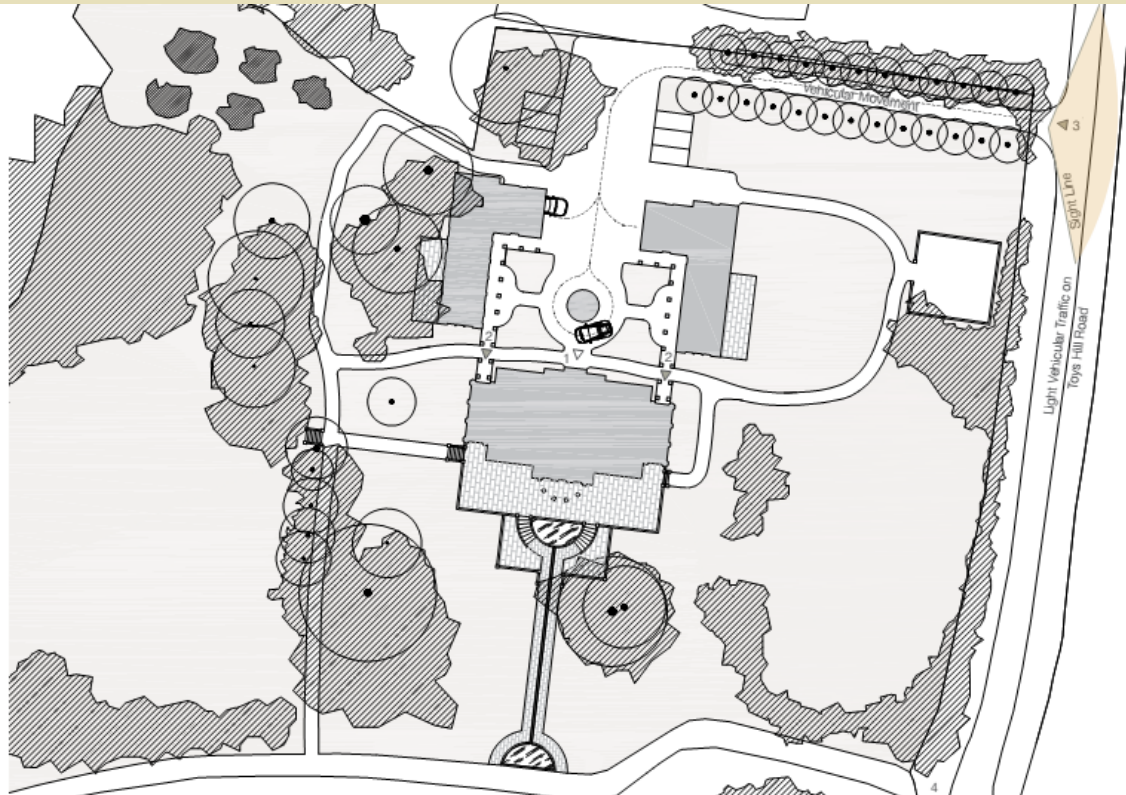
3 Flank Elevation (North Facing)

4 Rear Elevation



14/03641/FUL

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Tenure

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

CIL

We have been informed that due to the sizeable CIL payment made in line with the 2014 consent, that CIL for the 4 properties outlined in the 2019 consent will be covered. However, we recommend legal confirmation of this fact.

VAT

We understand VAT will not be payable on the purchase.

Method of Sale

The site is offered for sale by Private Treaty .

All offers must be submitted in writing to RPC's Tonbridge Office. (p.bowden@rpcland.co.uk)

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 further due diligence required prior to exchange of contracts.
3. Confirmation that S106 costs have been allowed.
4. Confirmation of funds.

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

Peter Bowden

01732 363633

P.Bowden@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



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