

# RESIDENTIAL DEVELOPMENT AND CONVERSION OPPORTUNITY

FULL PLANNING PERMISSION FOR 3 DWELLINGS IN A SEMI-RURAL LOCATION MIDWAY BETWEEN TONBRIDGE AND SEVENOAKS



Existing Property



Conversion—front elevation



New Build—front elevation



Conversion—rear elevation



New Build—rear elevation

The Cock Horse Inn

OFFERS INVITED FOR THE FREEHOLD INTEREST

London Road, Hildenborough  
Tonbridge, Kent TN11 8NH

**For Sale**

## Summary

This property offers a quality opportunity to convert the former public house into a pair of semi-detached houses (3 bed and 2 bed) and develop a single detached two storey dwelling in the former car park area adjoining the pub. The property benefits from 2 planning consents – one for the conversion and one for the new build and the site is being offered as a whole. We are seeking unconditional offers.

## Location

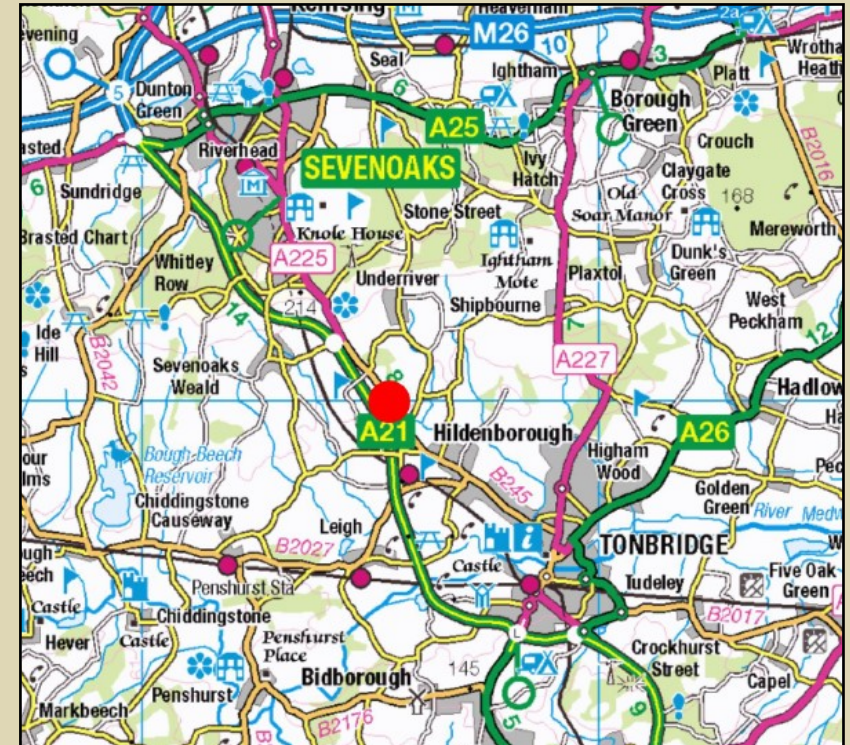
The property is located midway between Tonbridge to the south east and Sevenoaks to the north west with both town centres just over 3 miles distant. The A21 lies to the west with easy access just over 1 mile to the north.

Tonbridge and Sevenoaks both offer a full range of education, retail and leisure facilities with mainline stations providing regular trains to London with journey times of 35 minutes (Sevenoaks) and 45 minutes (Tonbridge).

## Description and site area

The area of the property is approximately 0.44 acres and its previous use was a public house although it ceased trading in late 2019. The land for sale is outlined in red on the OS Plan and please note that the plan is indicative and is for identification purposes only. The former pub is arranged over 3 floors with basement cellarage. The car park is set out over 2 levels and to the rear is mainly grassland.

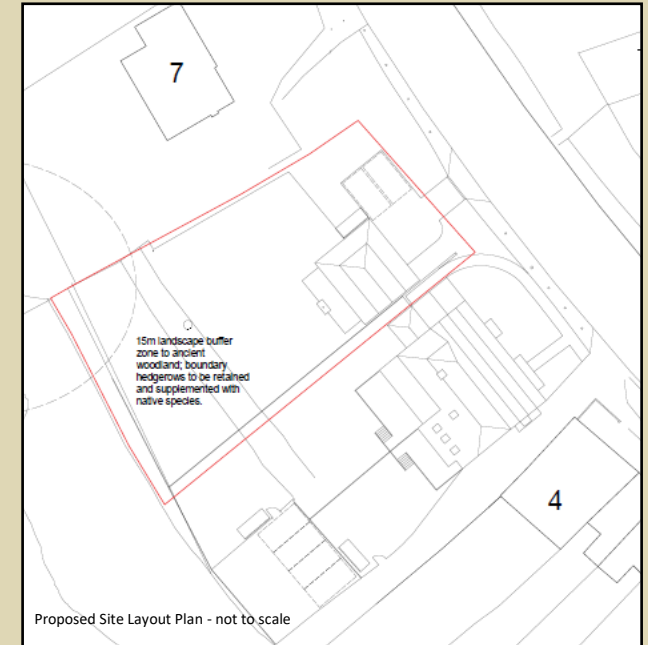
**NB** The ecological assessment has identified some Japanese Knotweed located about 5 metres to the south of the property along the watercourse (see page 15 of the Ecological assessment).



## Planning and Development Proposals

There are 2 planning permissions which have recently been granted. Planning permission for the 'change of use/ conversion/extension of Cock Horse Public House to a pair of semi-detached houses, plus hard and soft landscaping works' (planning ref: 20/00516) was granted on 30<sup>th</sup> June 2020. Planning permission for the 'erection of a 3 bedroom house, plus car parking, access and soft and hard landscaping' (planning ref: 20/00404) was granted on 13<sup>th</sup> July 2020. The consents contain a number of planning conditions the majority of which are fairly standard.

The former pub will be converted to a pair of dwellings and the frontage of the building will remain with the rear two storey decking being removed and replaced with a small flat roof extension. Unit 1 comprises a 2 bedroom house and unit 2 will be a 3 bedroom house. Both units will benefit from extensive ground floor accommodation and both will have a cellar and some attic storage. The new build (unit 3) will sit alongside the existing building and will comprise a 3 bedroom house with predominantly open plan ground floor.



## Services, Tenure & VAT

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development. The site is to be sold on a freehold basis with vacant possession upon completion. The site is registered for VAT and VAT is chargeable on the sale price.

## Additional Information

The following reports and plans are available to view and download from our website [www.rpcland.co.uk](http://www.rpcland.co.uk):

- Plans and Drawings
- Design & Access Statement
- Decision notices
- Ecological Assessment
- Noise Survey
- Tree Survey

## Accommodation Schedule

Schedule of Accommodation	GIA Sq ft
Unit 1 (conversion)	1,195
Unit 2 (conversion)	1,894
Unit 3 (new build)	1,227

## Method of Sale

The site is available by Private Treaty and offers for the freehold interest are invited on an unconditional basis. Bids must be emailed to Mark Linington at [m.linington@rpcland.co.uk](mailto:m.linington@rpcland.co.uk). In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of any due diligence required prior to exchange of contracts;
4. Confirmation of funds.

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

**NB The property is registered for VAT and VAT will be chargeable on the price.**

## 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.

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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.

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## Agent Details and Viewings

For further information or to book a viewing appointment please contact RPC or visit our website at [www.rpcland.co.uk](http://www.rpcland.co.uk)

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