

Excellent opportunity to purchase an attractive development with detailed consent for 9 dwellings in a highly sought after edge of village position



Land north of

Cobnut Close
Sissinghurst
Cranbrook
Kent TN17 2AD

For Sale

Site Description

The site (outlined in red) extends to approx 0.31 H/A (0.775 acre) is of irregular shape and slopes gently from West to East. The site is well screened by mature hedgerows and trees along Common Road and also the boundary with Sissinghurst Primary School currently unused and scrubland.

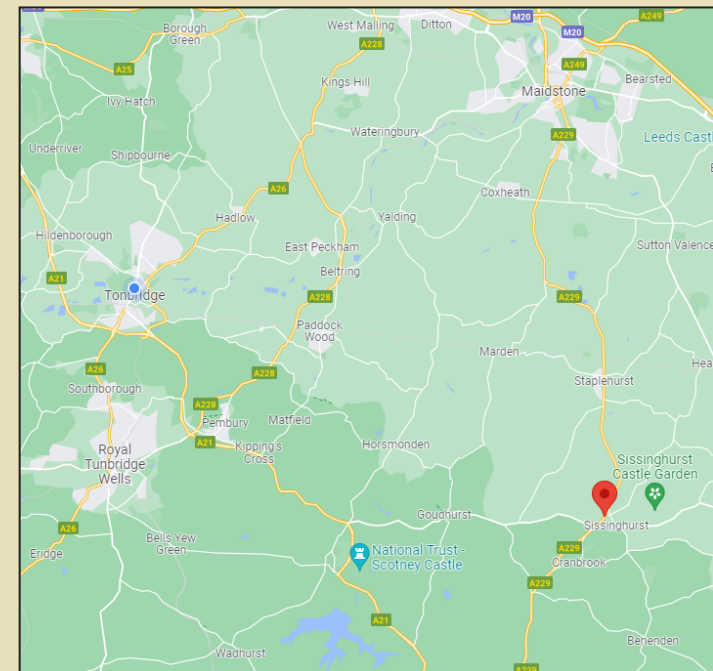
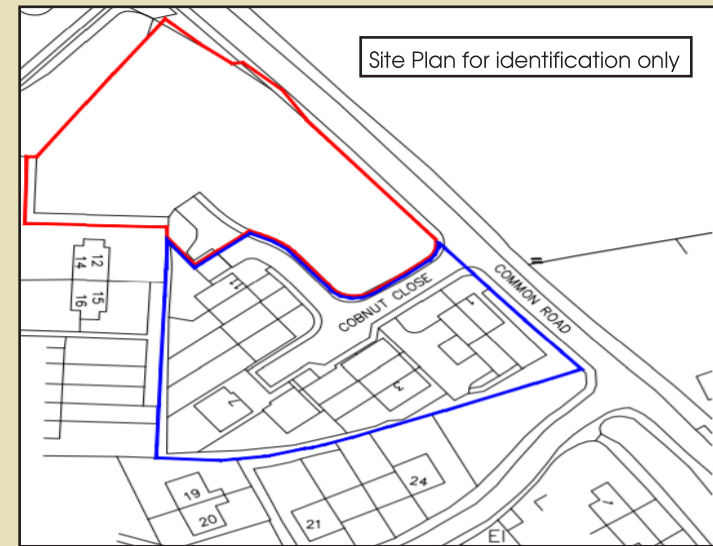
Location

The site is conveniently situated in a semi-rural position on the north west edge of Sissinghurst being only some 600 metres from the centre of the village which provides - local shops, public house and restaurant. Common Road links the A229 and A262 with Tunbridge Wells being approx. 13 miles to the West and Maidstone, the County Town of Kent some 11 miles to the North. Cranbrook town centre with an array of shops, supermarket, public houses and church is approx. 1.5 miles.

Staplehurst is within 4 miles and has a mainline station with regular trains to London in just over 1 hour. Ashford International Station is 14 miles away and provides regular services to the Continent and a high speed railway service to St Pancras in just over half an hour.

The area is particularly well known for the quality of schools, both in the private and state sectors. The site lies within the Cranbrook School catchment area and there is a primary school just to the south of the site.

Leisure activities in the area include walking and riding in the surrounding countryside; golf at a number of interesting courses in the area including the Nick Faldo designed Chart Hills at Biddenden; sailing at the Kent Coast and on Bewl Water.



Development Proposals

The proposal is for access of Cobnut Close.

The scheme proposes a pair of 3 bedroom semi-detached houses, 3 x three bedroom detached houses, 3 x four bedroom detached houses, all with two parking spaces and a five bedroom detached house with a double integral garage along with two parking spaces.

The elevations are of a good design, in keeping with the surrounding area, with the internal accommodation of well proportioned rooms and a good size. Whilst most units are of a two story nature, the four bedroom detached houses have a room in the roof, which gives an attractive street scene.



Street Scene

Planning

A detailed planning consent was granted by Tunbridge Wells Borough Council under application no 18/02621/FULL, dated 26th March 2021 for the erection of 9 dwellings with car parking and landscaping. There is no affordable housing requirements associated with the consent.

Section 106 Agreement

The consent is subject to a section 106 agreement which requires payment of £29,916 to Cranbrook Primary School and £432.14 for library books. These charges are index linked.

Services

A utility site investigation report is available on our website www.rpcland.co.uk.

Interested parties should make their own enquiries in respect of availability and capacity for the development.

Tenure

The site is to be sold Freehold with vacant possession on completion

Price

Offers invited for the freehold subject to contract only.

VAT

The sellers have elected not to charge VAT.

Viewing

By prior appointment through owners Sole Agents RPC Land telephone 01732 363633.

Method of Sale

Offers are invited for the freehold, subject to contract only

The deadline for receipt of offers will be no later than noon on Thursday 24th March 2022

Bids must be made in writing on Company letter headed paper and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB. email p.randall@rpcland.co.uk

In submitting your bid please provide the following details:-

1. Offer price for the property.
2. Details of any conditions attached to the bid.
3. Details of due diligence required prior to exchange of contracts.
4. Proof of funding.
5. Details at what level the bid has been authorised and what further authorisation if any is required.

Notes

The sellers will require an anti-embarrassment clause for 18 months within the contract.

The sellers will be seeking an overage in the event any additional sq. footage more than 5% over the existing consent is obtained within 10 years.

The sellers reserve the right not to accept the highest or any bids received.

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB



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.