



Development Opportunity for 9 Dwellings in Sought
After Wilmington Location with Planning Consent

Former Landscape Services Depot
Broad Lane Wilmington Kent DA2 7AG

Site Description and Location

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

The site comprises a former landscape services depot containing a range of associated storage buildings. It is characterised predominantly by storage buildings arranged around a central service yard and is approx. 0.294 Ha (0.726 Acres). The buildings are generally inward-facing and are served via the existing access drive. Wilmington Community Church is located adjacent to the existing access, which it shares with the site under a licence agreement.

The site originally formed part of the historic Wilmington Hall Farm complex, of which the 19th-century brick cattle building now remains. To the north of the site Wilmington Grammar School for Boys occupies the former grounds of Wilmington Hall itself.

The site is set in the sought after village of Wilmington, known for its semi-rural charm and convenient location for leisure facilities and amenities with Birchwood golf club and Bluewater Shopping Centre being approx. 2 miles and approx. 7 miles away respectively. The site boasts excellent access to the A2, M25 and Dartford Crossing. While also conveniently positioned for access to well regarded Primary and Grammar schools.



The site benefits from a Planning consent, with the application for the :
Demolition of existing structures,
erection of 9 dwellings (6 x 3 bed and 3 x 2 bed) with associated access,
parking, landscaping and refuse/cycle stores Ref:[25/00121/FUL](#)

Schedule of Accommodation (GIA):

Plot 1:	Type A	3B5P	97.06sqm / 1,045sqft
Plot 2:	Type A	3B6P	97.06sqm / 1,045sqft
Plot 3:	Type B	3B5P	95.85sqm / 1,025 sqft
Plot 4:	Type B	3B5P	95.85sqm / 1,025 sqft
Plot 5:	Type C	2B3P	71.1sqm / 765 sqft
Plot 6:	Type C	2B3P	71.1sqm / 765 sqft
Plot 7:	Type C	2B3P	71.1sqm / 765 sqft
Plot 8:	Type A	3B5P	97.06sqm / 1,045sqft
Plot 9:	Type A	3B6P	97.06sqm / 1,045sqft
9 No. Total Dwellings:			793.24sqm / 8,525sqft



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.

VAT

Not applicable

CIL/S106

All intending purchasers are strongly advised to make their own enquiries. CIL approx. £69444.22

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

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Peter Bowden

01732 363633

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