



Exciting Development Opportunity for 5 new Executive
Style dwellings in Hawkinge, with Planning Consent

Land adjacent to No.45 The Street
Hawkinge Kent CT18 7DD

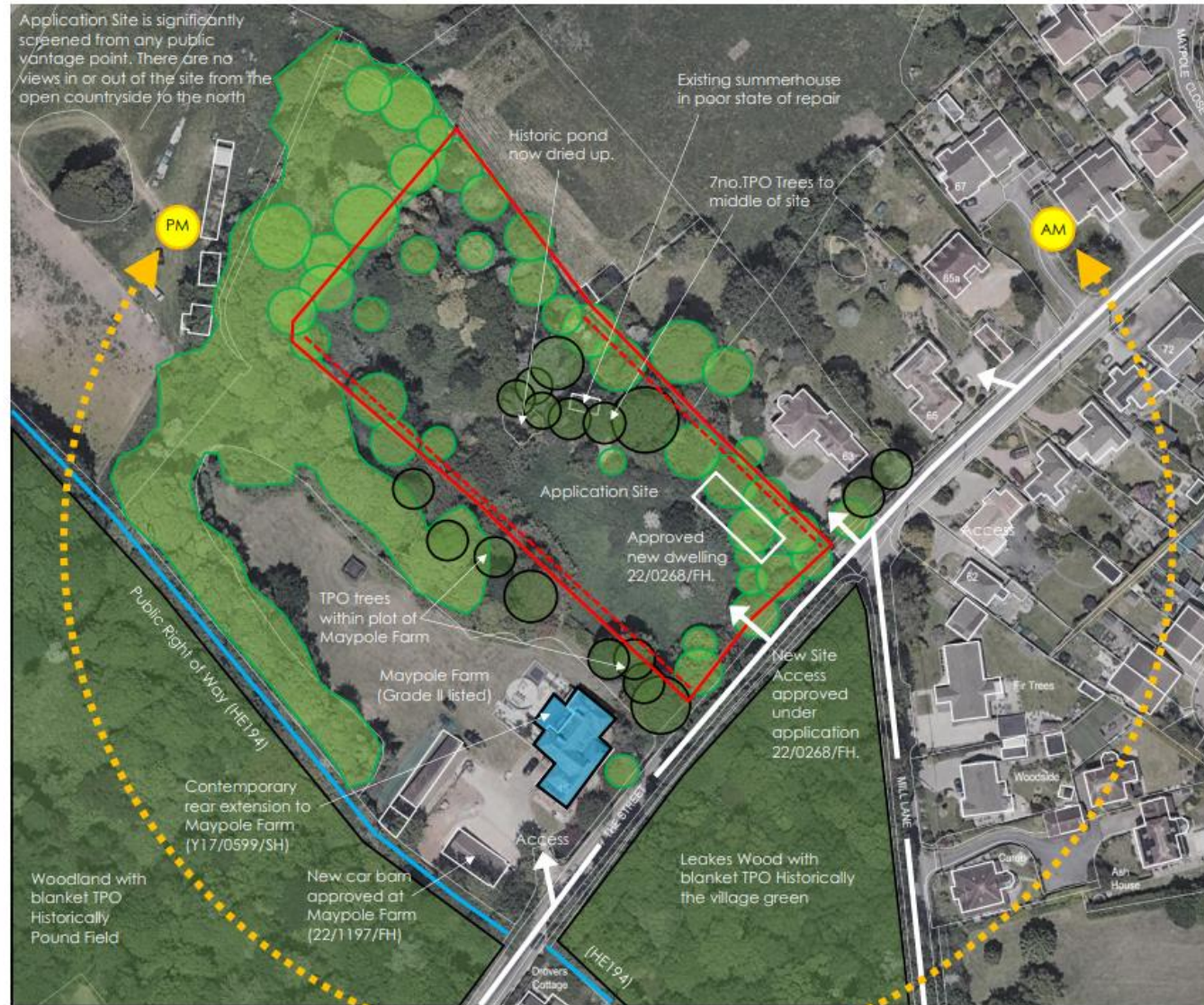
Site Description

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

The application site is located on the northwest side of The Street and comprises an area of approximately 0.77 hectares. The site is currently vacant, undeveloped and contains numerous trees and is well vegetated, particularly around the perimeters of the site including the site frontage to The Street. The site is adjoined along the frontage to The Street by a large detached dwelling. To the northeast, the site is adjoined by another large detached dwelling. An area of open woodland stands opposite the site to the southeast.

The site and the adjoining Hawkinge settlement forms part of the designated Kent Downs Area of Outstanding Natural Beauty (AONB) and defined North Downs Special Landscape Area (SLA). There are seven trees on the site identified on the FHDC policy map as being subject to a Tree Preservation Order.

Hawkinge benefits from a community centre, village hall, sports pavilion, a variety of shops and petrol station, two primary schools, a modern care facility and good transport links to both Folkestone and Canterbury.



Planning

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The site has previously been granted planning consent for the erection of a 2-storey, 4-bedroom detached dwelling with garage and formation of new access and associated landscaping under Application [Ref: 22/0268/FH](#)

The site has been granted consent for the *Erection of 5 new dwellings (2 No. 4-bedroom and 3 No. 5-bedroom detached houses with garages) and the formation of a new site access and associated landscaping* under Application [Ref: 24/1493/FH](#)



SCHEDULE OF ACCOMMODATION

PLOT 1	- 4 Bedroom / 8 Person - 283.9m ²
Ground Floor	- 155.0m ² inc. garage / 117.0m ² excl. garage
First Floor	- 128.9m ²
Plot Size	- 1048m ² (approx)
PLOT 2	- 5 Bedroom / 10 Person - 271.4m ²
Ground Floor	- 165.2m ² inc. garage / 127.5m ² excl. garage
First Floor	- 106.2m ²
Plot Size	- 934m ² (approx)
PLOT 3	- 4 Bedroom / 8 Person - 260.4m ²
Ground Floor	- 148.2m ² inc. garage / 112.2m ² excl. garage
First Floor	- 112.2m ²
Plot Size	- 961m ² (approx)
PLOT 4	- 5 Bedroom / 7 Person - 258.9m ²
Ground Floor	- 155.5m ² inc. garage / 117.8m ² excl. garage
First Floor	- 103.4m ²
Plot Size	- 1414m ² (approx)
PLOT 5	- 5 Bedroom / 7 Person - 255.2m ²
Ground Floor	- 151.8m ² inc. garage / 114.4m ² excl. garage
First Floor	- 103.4m ²
Plot Size	- 1240m ² (approx)

SITE AREA = 7671m² (0.767 Hectare) approx.



Sales and Viewing Information

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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

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. k.munday@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

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.

Agent Details

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

Ken Munday

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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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