



**Six Bedroom Detached Dwelling requiring updating with Potential Green Belt Development Opportunity set in circa 6.6 acres**

**The Gables & College Road Nurseries Hextable Swanley BR8 7LT**

# Summary

Guide Price: £1.2 million

In addition to the sale price the Vendors will be seeking an overage should further development consents be granted on the site.

The site comprises approximately 2.7ha (6.6 acres.)

The site is situated on the north-western side of College Road, on the edge of Hextable.

The site is approximately half a mile from the centre of Hextable with its shops, Primary School, Surgery and Post Office.

Bluewater Shopping centre via the A2 is a circa 15-minute drive and Birchwood Park Golf and Country Club is circa 1.1 miles away.

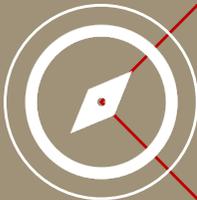
The nearest station is in Swanley which is circa 1.6 miles distant. With trains to London Victoria taking an estimated 30 minutes



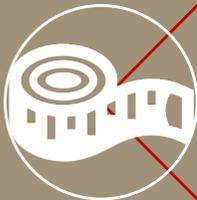
# Site Description



We understand the site is located just outside the defined settlement development boundary, within the designated Green Belt.



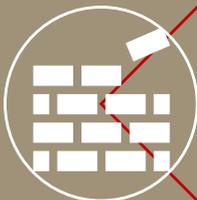
The site is situated on the north-western side of College Road, on the edge of Hextable.



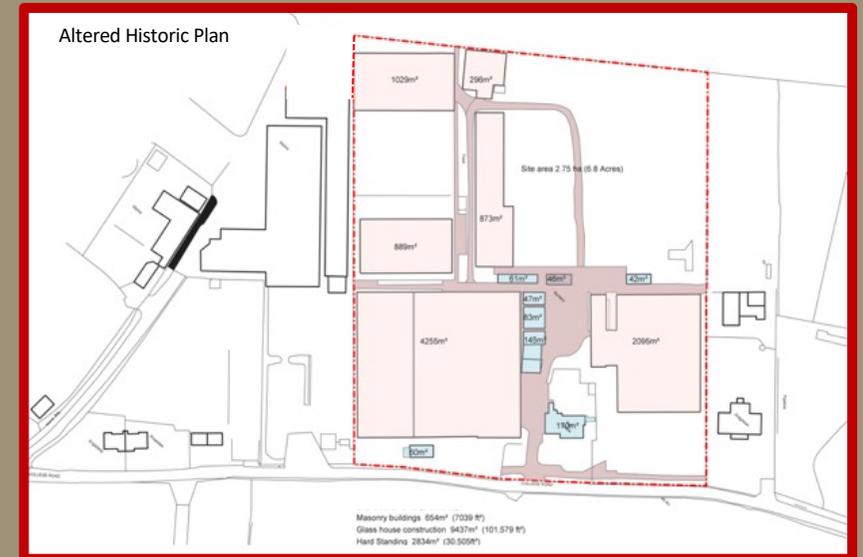
The site comprises approximately 2.7ha (6.6 acres.)



The Site contains a residential property known as 'The Gables' which is set centrally on the frontage, addressing College Road.



The main property access is positioned adjacent to the 'The Gables' and provides access to a series of dilapidated buildings and greenhouses set among scrubland across the rest of the site.



# Location



The Gables is approximately 0.5 miles from Hextable with its Shops, Primary School, Surgery and Post Office.



The site is well positioned for travel via the A20, A2 and M25. With Bluewater Shopping centre a circa 15-minute drive.



The impressive facilities of Birchwood Park Golf and Country Club is approximately 1.1 miles away.



The nearest station is in Swanley which is circa 1.6 miles distant. With trains to London Victoria taking an estimated 30 minutes



When travelling further afield, Gatwick airport is approximately 31 Miles away.



Central London is only circa 18.6 Miles via the A20.



# The Gables

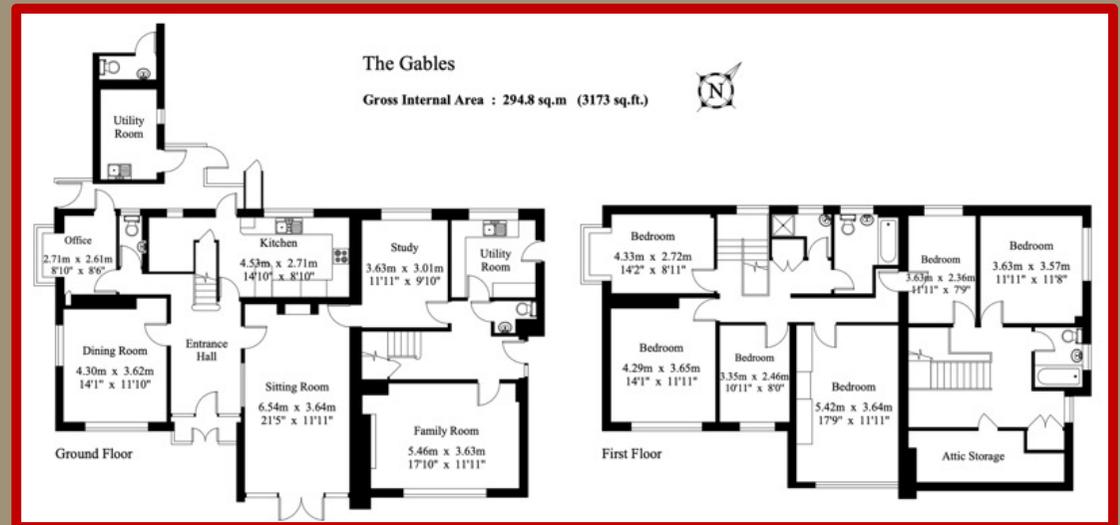
•The Gables is a family home with annex accommodation that dates from the 1930s with later additions and significant extensions taking place in the 1970s. Though the House requires modernisation it still retains a distinctive charm. The Gables is substantial property with a Gross Internal Area of approximately 3173 sqft (294.8 sqm).

•On entering the entrance hall of the property, the high ceiling immediately catches the eye, which is a theme present throughout. The Dining Room, Sitting Room and Family Room benefit from large South-East facing windows which fill the rooms with natural light.

• Further within the property is a functional kitchen, Multiple WC's, utility room and a study which has the potential to be a downstairs bedroom.

•The First floor of the property consists of 6 bedrooms of varying sizes and 3 bathrooms, consisting of 2 baths and 1 shower. The Attic Storage space also offers more usable space.

•The Gables benefits from plenty of off-road parking, a large double garage and tidy enclosed garden. We understand the property is on mains drainage and has oil central heating.



# Planning History

The site was proposed for circa 50 units in Sevenoaks Call for Sites and latterly proposed for nine units. The most recent applications for residential development have been refused or dismissed at appeal. The Vendors consider that there is still potential for redevelopment and will require an overage from the purchasers.

April 2020 - 9 Unit Scheme was refused.

- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=PYNIWHBKM9000&activeTab=summary>

January 2020 - Certificate of Lawful Development was refused.

- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=PX09KDBKJC600&activeTab=summary>

November 2018 - Outline Residential Scheme was refused

- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=PB8XV3BKK1300&activeTab=summary>

In February 2020 - Appeal to the above Application was Dismissed

- <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PB8XV3BKK1300>



# Sales and Viewing Information

## 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](mailto:p.bowden@rpcland.co.uk)
- The freehold site is offered to the market with unconditional offers invited.  
All offers must include:
- Offer price for the property.
- Details of further due diligence required prior to exchange of contracts.
- Confirmation of funds.
- Details of any future overage payment in respect of future planning consents.
- 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.
- Due to the condition of the ancillary buildings on site, viewers must wear appropriate footwear for site conditions. RPC recommends safety footwear.
- No viewings will enter the ancillary buildings under any circumstances.

## VAT

- To be confirmed

## Agent's Note

- We have agreed with the Vendors that the Purchasers will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate which will be payable on Legal completion, and this should be taken into consideration when making any offers.



# Agent Details

Peter Bowden  
01732 363633

[p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)



## 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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.