

Concept Illustration



Exciting Development Opportunity
for 3, 5-Bed former Agricultural
buildings with Planning

Holmesdale Hall Park
Gate Road Orpington
KENT BR6 7PX

All photographs, graphics and plans are for illustrative purposes only.

Summary

- ❖ Price on Application
- ❖ Three 5-Bed Units with Planning Consent
- ❖ Beautiful Rural Location
- ❖ Picturesque views
- ❖ Circa 4 acres site

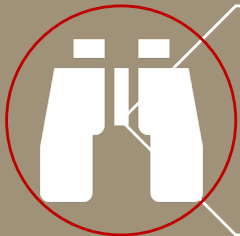
Site Description



The site is rurally located just to the north of Lullingstone Golf Club and is set in circa four acres.



The site currently has planning for the of conversion of the existing former agricultural buildings into two large semi-detached barns and one substantial detached barn.



The site enjoys picturesque country views.



We understand that the semi-detached barns benefit from building regulation approval. The 1 / 2 bed annex of the Northern Semi has already been converted tastefully.



Site Location



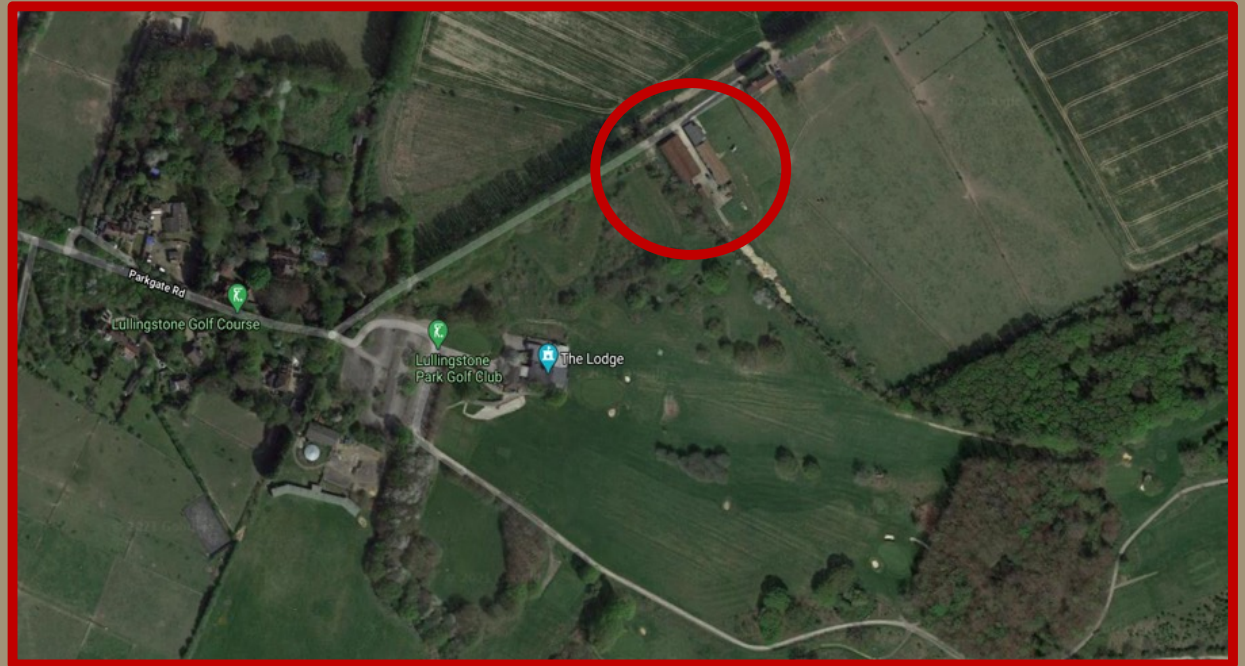
The Site is conveniently located just under 2 miles from the quaint Chelsfield village, while the picturesque Darenth Valley at Shoreham is approximately 3 miles distant.



Only 4 miles away is Orpington with its plethora of shops, schools and services. Furthermore, Orpington station's service to London Bridge can take as little as 15 minutes.



When looking further afield Junction 4 of the M25 at Orpington is circa 4 miles away.



Planning Details

The 3 units have 2 separate planning applications.

Consent [17/00481/FUL](#) for Two 5-Bed Semi-Detached dwellings.

- We understand that an annex of this development has already been converted to a high standard.
- We understand these units are circa 3,450 sq.ft and 3,650 sq.ft respectively.
- We are advised, that a material start has been made on the project and Building Regs approved.
- The eastern section of this building has been subject to significant ground works to enable the formation of the second mezzanine floor.
- We understand that the CIL for the Semi-detached units has been covered, one of the units was paid for, while the other was covered under the Self-build exemption.

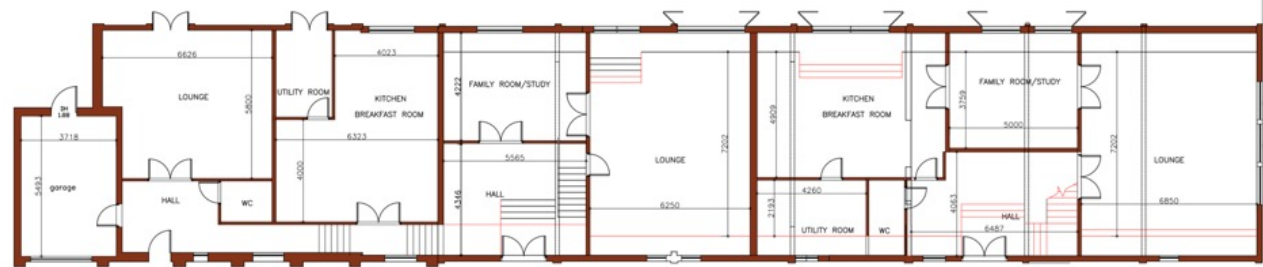
Consent [19/00973/FUL](#) for the demolition of half the Dutch barn and the conversion of the remaining half.

- We understand the demolition of half the Dutch barn and the conversion of the retained element will result in a 5-Bedroom dwelling of circa 4,600 sq.ft.
- The CIL on the Dutch Barn is to be paid by the purchaser.

We advised the property will come with circa three acres of pastureland.



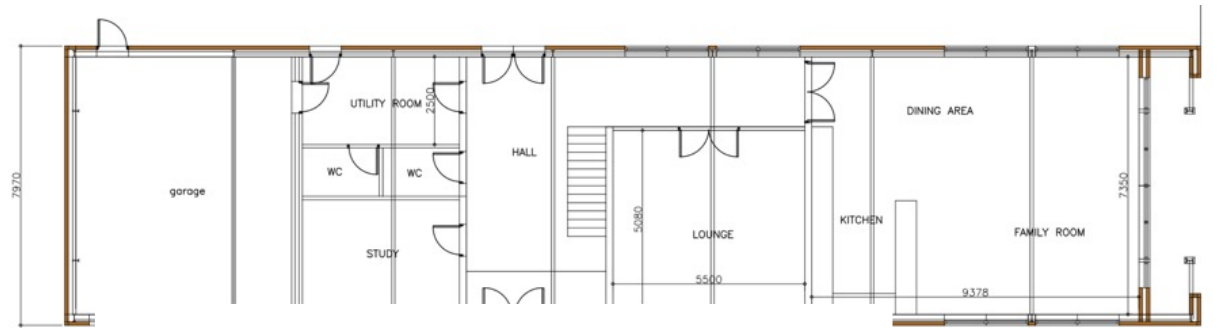
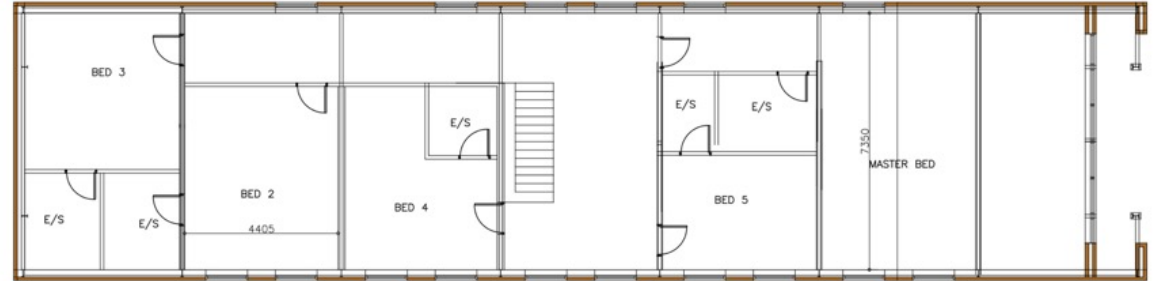
Consent [17/00481/FUL](#) -
Two 5-Bed Semi-Detached dwellings.



Consent [19/00973/FUL](#)-
Demolition of half the Dutch barn and
the conversion of the retained
element, for a 5-Bed Dwelling



GROUND FLOOR PLAN



FRONT SOUTH WESTERN ELEVATION

Additional Details

Tenure

- The site is to be sold Freehold with vacant possession

Method of Sale

- Offers are invited by way of private treaty on an unconditional basis.
- All offers must be submitted in writing to RPC's Tonbridge Office. 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 site.
- Details of further due diligence required prior to exchange of contracts.
- Confirmation of funds.
- The vendor is not under any obligation to accept the highest or indeed any offer.

CIL

- We understand that the CIL for the Semi-detached units has been covered. One of the units was paid for, while the other was covered under the Self-build exemption.
- However, the CIL for the Dutch Barn will be paid by the purchaser.

Viewing

- Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633, p.bowden@rpcland.co.uk.

VAT

- To be advised

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.



Agent Details



Peter Bowden

01732 363633

p.bowden@rpcpland.co.uk

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