

A Rare Opportunity to Purchase a Uniquely Designed Residential Scheme
with Detailed Planning Consent for 33 Apartments in 3 Blocks overlooking
a Beautiful Lake yet within Walking Distance of the Town Centre



Land North of
4 Cemetery Road
Snodland
Kent

FOR SALE

Site Description

The site is accessed from Cemetery Road with the land currently hardstanding and flat, allowing access to the man-made lake from an old quarry which allows for this unique development.

Location

The site with views and access to Woodland lake is within walking distance of Snodland High Street providing good shopping facilities, 2 public houses, churches, schools and sporting facilities.

The town is situated some 7.5 miles from Maidstone, the County Town of Kent and also some 6.5 miles from the historic town of Rochester.

The M20 (Junction 4) is only 2 miles distant providing access to London and the costal towns.



Planning

A resolution to grant a detailed planning consent has been approved by Tonbridge and Malling Borough Council under ref:[23/03397](#) subject to the signing of a section 106, which we understand to be imminent. The consent will be for some 33 apartments with associated parking.

For further information go to our [website](#) or visit the Tonbridge and Malling Planning Website.

Proposed Scheme

The proposal is for some 33 apartments in 3 blocks, with block A & C mirrored. The topography of the site allows the scheme fronting Cemetery road to be seen as 2 storey with the rear lake edge to be 4 storey in height. All apartments will have views across the lake, and the stair cores will allow all apartments direct access to the lake level. Parking will be to the front of Cemetery Road



Schedule of Accommodation

	FT01 1B/2P	FT02 2B/3P
TOTAL	14	19

	UNALLOCATED PARKING
TOTAL	40

⚡ P= Private / R= Rented / SO= Shared Ownership

BLOCK	UNIT	FLOOR	FLAT TYPE	PARKING SPACES	HABITABLE ROOMS	GIFA sq.m	BALCONY sq.m	TENURE
A	01	Lower level 2	FT01	Unallocated	2	62.6	5	TBC
A	02	Lower level 2	FT02	Unallocated	3	71.6	6	TBC
A	03	Lower level 1	FT01	Unallocated	2	62.6	5	TBC
A	04	Lower level 1	FT02	Unallocated	3	71.6	6	TBC
A	05	Ground Floor	FT01	Unallocated	2	56.1	5	TBC
A	06	Ground Floor	FT02	Unallocated	3	71.6	6	TBC
A	07	First Floor	FT01	Unallocated	2	62.6	5	TBC
A	08	First Floor	FT02	Unallocated	3	71.6	6	TBC
B	09	Lower level 2	FT02	Unallocated	3	66.4	6	TBC
B	10	Lower level 2	FT02	Unallocated	3	61.1	6	TBC
B	11	Lower level 2	FT01	Unallocated	2	52.6	5	TBC
B	12	Lower level 2	FT01	Unallocated	2	57.0	6	TBC
B	13	Lower level 2	FT02	Unallocated	3	66.8	6	TBC
B	14	Lower level 1	FT02	Unallocated	3	66.4	6	TBC
B	15	Lower level 1	FT02	Unallocated	3	61.1	6	TBC
B	16	Lower level 1	FT01	Unallocated	2	52.6	5	TBC
B	17	Lower level 1	FT01	Unallocated	2	57.0	6	TBC
B	18	Lower level 1	FT02	Unallocated	3	66.8	6	TBC
B	19	Ground Floor	FT02	Unallocated	3	67.5	6	TBC
B	20	Ground Floor	FT02	Unallocated	3	67.2	6	TBC
B	21	First Floor	FT02	Unallocated	3	69.4	6	TBC
B	22	First Floor	FT02	Unallocated	3	61.1	6	TBC
B	23	First Floor	FT01	Unallocated	2	52.6	5	TBC
B	24	First Floor	FT01	Unallocated	2	57.0	6	TBC
B	25	First Floor	FT02	Unallocated	3	69	6	TBC
C	26	Lower level 2	FT01	Unallocated	2	62.6	5	TBC
C	27	Lower level 2	FT02	Unallocated	3	71.6	6	TBC
C	28	Lower level 1	FT01	Unallocated	2	62.6	5	TBC
C	29	Lower level 1	FT02	Unallocated	3	71.6	6	TBC
C	30	Ground Floor	FT01	Unallocated	2	56.1	5	TBC
C	31	Ground Floor	FT02	Unallocated	3	71.6	6	TBC
C	32	First Floor	FT01	Unallocated	2	62.6	5	TBC
C	33	First Floor	FT02	Unallocated	3	71.6	6	TBC

	P	R	SO
TOTAL	TBC	TBC	TBC

BLOCK	UNIT	FLOOR	GIFA sq.m
A	1 TO 8	NA	650
B	9 TO 25	NA	1462
C	26 TO 33	NA	650



Block A Elevation A
As Proposed

1:100



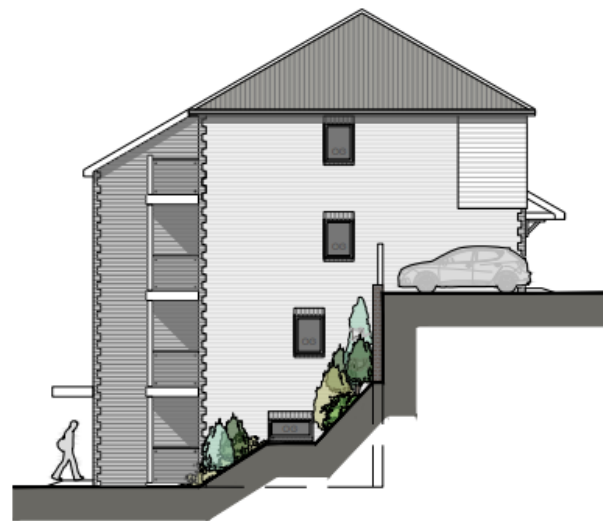
Block A Elevation B
As Proposed

1:100



Block A Elevation C
As Proposed

1:100

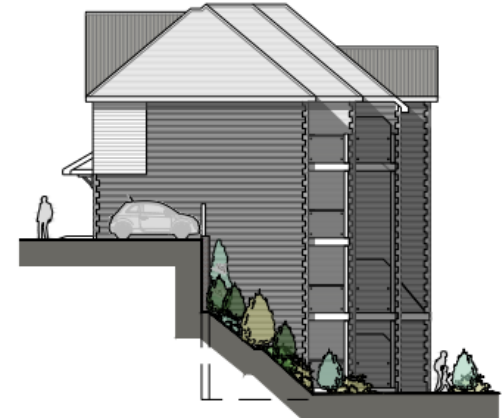


Block A Elevation D
As Proposed

1:100



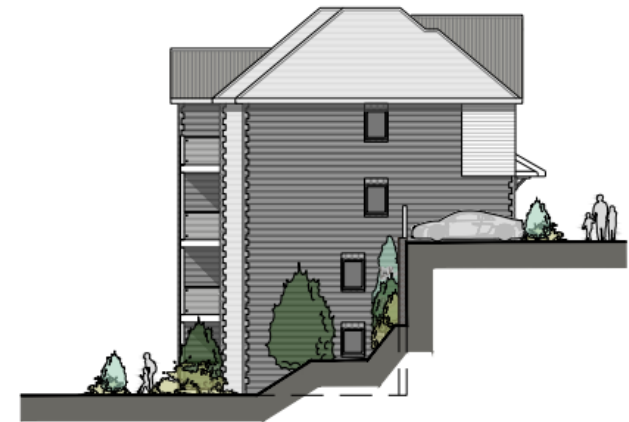
Block B Elevation A
As Proposed



Block B Elevation B
As Proposed



Block B Elevation C
As Proposed



Block B Elevation D
As Proposed



Block C Elevation A

As Proposed

1:100



Block C Elevation B

As Proposed

1:100



Block C Elevation C

As Proposed

1:100



Block C Elevation D

As Proposed

1:100

Services

We understand the site is serviced for Gas, Electric, Water and BT.

Interested parties must make their own enquiries regarding availability and capacity.

Tenure

Freehold with vacant possession on Completion

Price

Offers invited for the freehold

Section 106 Costs

We understand from the owners the cost will be £88,047 to be paid after 50% completions. There is currently no affordable housing proposed but please refer to the draft section 106 agreement.

Viewing

Strictly by prior appointment through RPC Land and New Homes for an appointment, please telephone our office at 01732 363633 or alternatively Peter Randall direct at 07932 015233.

Agent Details

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

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