

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

Outline Planning Consent for **32 dwellings** on the south eastern edge of the popular village of Bethersden, between Tenterden and Ashford



Land adjacent to the Bull Inn

Offers Invited for the freehold interest

Bethersden, Ashford
Kent TN26 3LB

For Sale

Summary

The site comprises a residential development scheme on the south eastern edge of Bethersden with outline planning permission for 32 dwellings. Access will be via Bull Lane to the north of the site. There are two distinct parcels for sale with the northern parcel comprising the land for the proposed development and the southern area being used for BNG and SUDS purposes.

12 of the dwellings will be affordable and 2 will be for self build and there are various Section 106 contributions required.

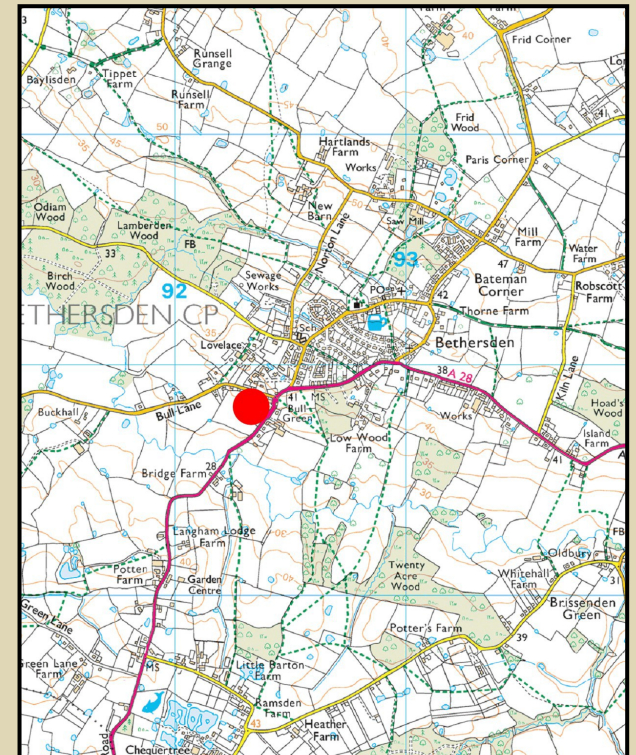
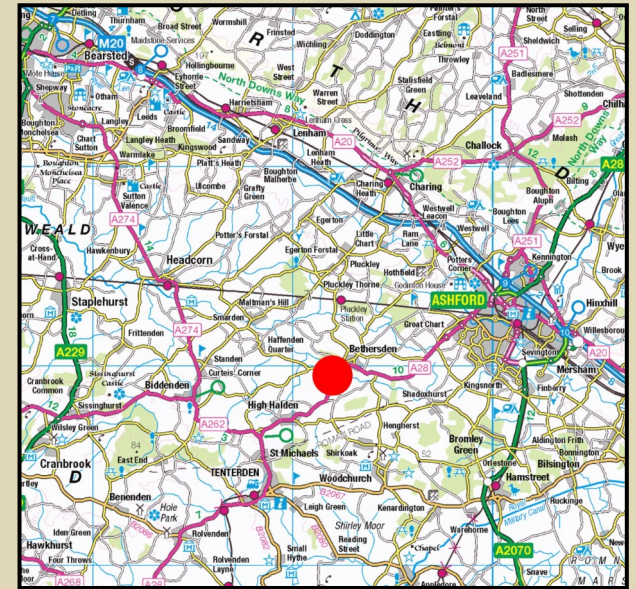
The freehold interest in the site is offered for sale on an unconditional basis.

Location & Description

Bethersden offers a range of amenities including a well-regarded primary school, village shop, post office, butcher and public houses. Nearby, the larger town of Tenterden provides a range of independent shops, cafés and pubs as well as Waitrose and Tesco. Ashford International Station offering High Speed services to London St Pancras in approximately 37 minutes is about 6 miles distant.

The site is approximately 9.8 acres in size, comprising open grassland and hedgerows.

The boundaries of the site are defined by hedgerow trees, and other native planting, with a number of notable mature trees. The site is also bisected by a line of trees and planting, dividing the site. The A28, Bull Lane and adjacent strip development of farmstead buildings and country houses form the northern and eastern boundary to the site. The southern and western boundaries back onto open agricultural land with boundaries marked by streams, ditches, hedgerow and landmark trees.



Land for Sale

The land being offered for sale is shown outlined in red on the plan opposite, for identification purposes only and extends to approximately 9.8 acres.

Tenure and VAT

The freehold interest in the land is offered for sale. The land is elected for VAT which will be payable on the purchase price.

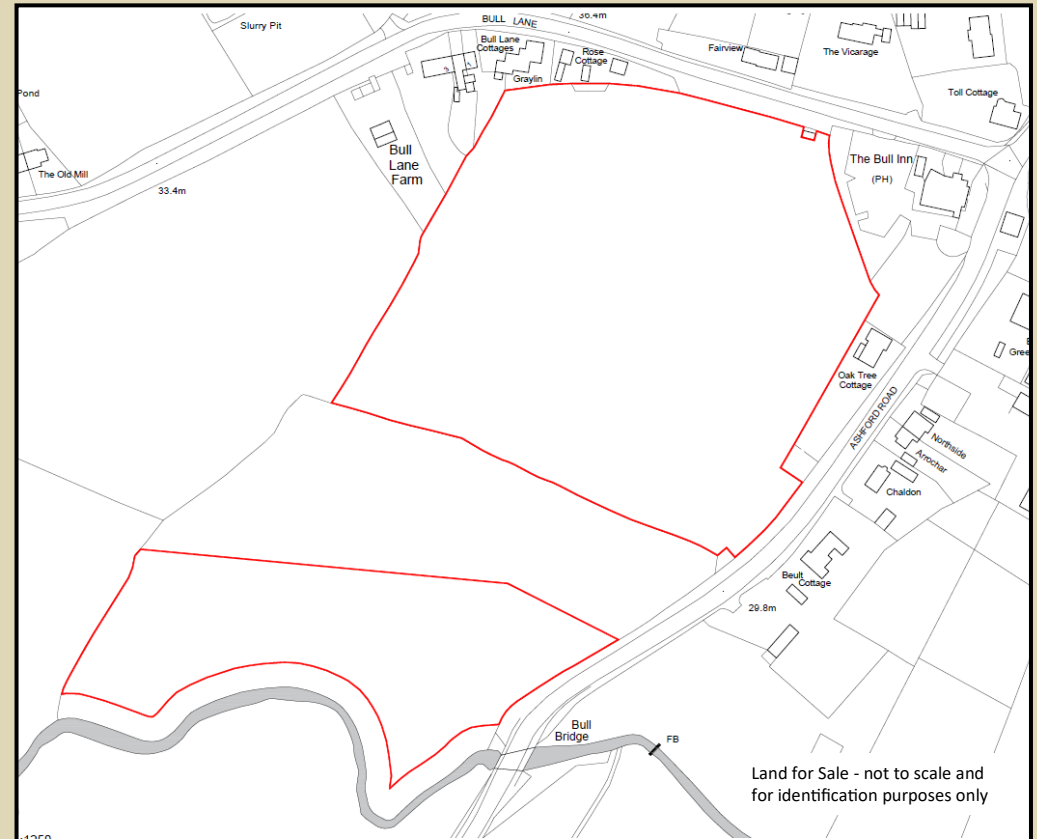
Services

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

Planning

Outline planning permission (ref 2024/1442) has been granted on Appeal for *'for the erection of up to 32 dwellings including access from Bull Lane, parking, landscaping, open space and associated infrastructure and earthworks (with all matters reserved except for 'means of access')..*

The Section 106 Agreement states that there is a 40% affordable dwelling requirement with 10% Affordable Rent and 30% Shared Ownership. There are 2 self build houses required and the serviced plots have to be marketed for a period of 12 months. There are various Section 106 contributions set out in the Agreement.



Development Proposals

The proposed scheme comprises of 32 dwellings with access from Bull Lane to the north of the site. The illustrative layout plan below outlines a scheme proposal with a mix of house types.

The indicative housing mix shows 2no 2 beds, 13no 3 beds and 3no 4 beds of private housing, 2no 5 beds which will be self build and 4no 1 beds and 8no 2 beds of affordable housing.



Reservation of Access

The Vendor will reserve full rights for access and provision of services from the access into the site from Bull Lane to the land immediately to the south of the site which is within their ownership. Full details on request.

Additional Information

A full Information pack is available from our website www.rpcland.co.uk including the following:

- Design & Access Statement
- Appeal Decision
- S106 Agreement
- Topographical Survey
- Ecological Appraisal & Surveys
- Transport Statement
- FRA and Drainage Strategy
- Various Plans

Method of Sale

RPC Land & New Homes are appointed as sole agents and offers are invited for the freehold interest. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk

In submitting a proposal please include the following:

1. Offer price for the land.
2. Details of any abnormal costs allowed for.
3. Details of due diligence required prior to exchange of contracts.
4. Timescale for exchange and completion.
5. Confirmation of funds.
6. Board approval process.

The vendor reserves the right not to accept the highest nor any bid made for the site.

A successful bidder will be required to provide the usual information to satisfy the AML requirements when the Heads of Terms are agreed.

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.

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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.

Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk

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