

# Exciting Self Build/Developer Opportunity for a Single Plot with Planning Consent to Erect a Detached One Bedroom Bungalow with Two Parking Spaces



## Land at 8 Orchard Drive

All images for identification only

Land Rear of 8 Orchard Drive  
Tonbridge  
Kent  
TN10 4LU

**For Sale**

## Site Description

The site which is formed of the former garden land of no 8 Orchard Drive. The site is generally flat with a tree lined boundary. We understand the site is approximately 0.07 acres.

## Location

The site is located in the town of Tonbridge which is situated between Tunbridge Wells and Sevenoaks. Tonbridge has a wide range of shops, banks, coffee shops, supermarkets, excellent schools and sports facilities. Higham Lane is around 0.3 miles from the site and has a range of local shops.

Tonbridge Train Station with its excellent rail service is around 1.8 miles from the site and approximately 34 minutes to London Bridge.

## Planning

Planning permission was granted by Tonbridge and Malling Borough Council on the 11th of September 2018, for a “Detached new build bungalow, landscaping, boundary treatment and associated works” planning reference TM/18/01614/FL.

The proposed dwelling is a one bedroom bungalow at around 51 square meters (548 sq ft) with two parking spaces.

Planning link below.

<https://publicaccess2.tmbc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PBL7K3QHH9600>

## Access

We understand the site is accessed off Orchard Drive which fronts the site.

# Proposed Internal CGI Images



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## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## 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.**

**The freehold site is offered to the market with unconditional offers invited.**

**All offers must include.**

- 1. Offer price for the property.**
- 2. Details of due diligence required prior to exchange of contracts.**
- 3. Confirmation of funds.**

**The vendor is not under any obligation to accept the highest or indeed any offer.**

## 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.

## VAT

To be confirmed.

## Fees

We have agreed with the Vendors that the Purchasers will be responsible for RPC Land & New Homes fees at 2% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.



## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

## Agent Details

**Peter Bowden**

**01732 363633**

**[P.Bowden@rpcland.co.uk](mailto:P.Bowden@rpcland.co.uk)**

### **West Kent Office**

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