

Residential Development Opportunity with detailed planning consent for a pair of semi-detached houses on the edge of village



Land at Cemetery Road

Snodland
Kent
ME6 5BF

For Sale

Site Description

The site is a teardrop shape and extends to approximately 0.27 acres (0.11 hectares) and is accessed via a short driveway off Cemetery Road



Location

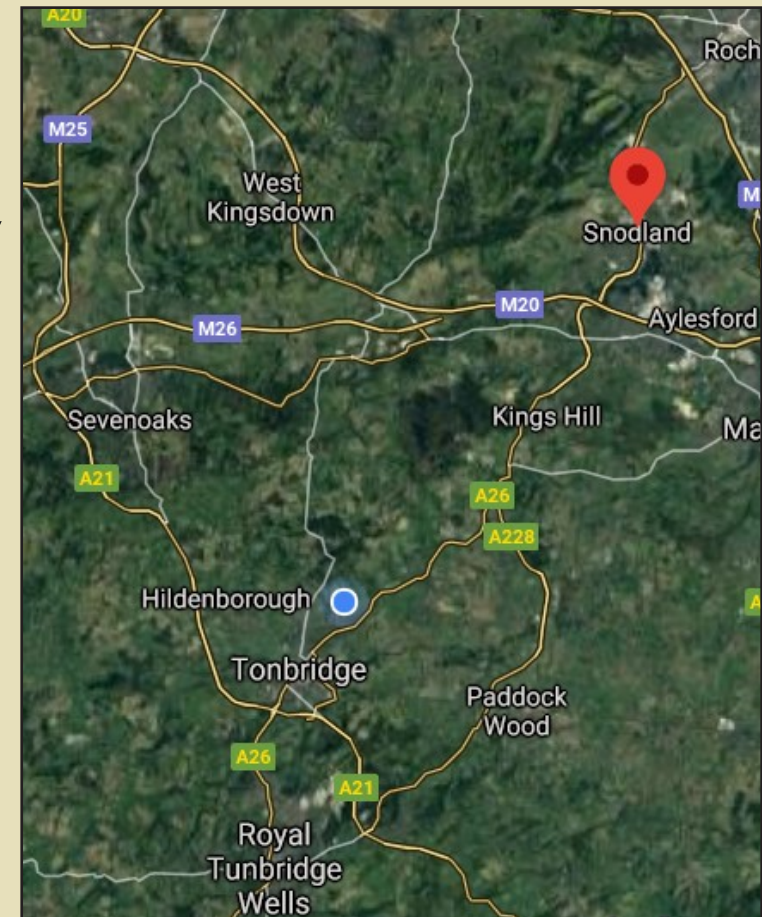
The site is situated on Cemetery Road on the edge of the Holborough Lakes Development approximately 0.5 miles west of the small town of Snodland.

Snodland provides good shopping facilities for everyday needs, two churches, a nursery school as well as a primary and secondary school. In addition there are football & cricket facilities, along with various public houses.

The local railway station is approximately 1 mile away although Strood station with its excellent services to London (St Pancras 34 minutes) is approximately 6 miles away.

Snodland is well located giving excellent car access to the A2/M2 and M20 and onward to the M26 & M25.

The county town of Maidstone is approximately 9 miles from the site providing excellent shopping, schooling and sporting facilities with the delightful period village of West Malling with its boutique range of shops and restaurants being approximately 4 miles away.



Planning Information

Detailed planning consent was granted by Tonbridge and Malling Borough Council under reference number 20/00765/FL dated 27 May 2020 for the erection of a pair of three bedroom semi-detached cottages and undertakers garage with associated residential and cemetery visitor parking.

Further documents are available at the following link [https://publicaccess2.tmbc.gov.uk/online-applications/?searchCriteria.simpleSearchString=20%](https://publicaccess2.tmbc.gov.uk/online-applications/?searchCriteria.simpleSearchString=20%2000765)

Proposed Development

The accommodation is arranged as a pair of well designed, attractive three bedroom semi-detached cottages. Each home is 998 sq.ft. providing:-

Ground Floor

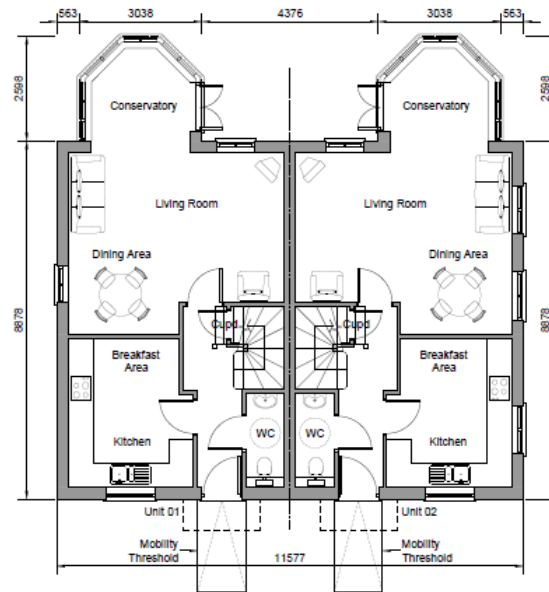
Entrance hall, cloakroom, living/dining with conservatory room and kitchen/breakfast room.

First Floor

Principle bedroom with en-suite, two further bedrooms and family bathroom.

Outside

Good gardens to the rear. Two parking spaces for each home to the front.



Ground Floor Plan



First Floor Plan

SECTION 106 COSTS

There are no section 106 payments associated with the planning consent



Unit 01

Unit 02

North Elevation



Unit 02

Unit 01

South Elevation



Unit 02

West Elevation



Unit 01

East Elevation

Proposed Materials	
Facing Brick	1st Quality Stock Facing Bricks
Tile Hanging	Clay Plain Tiles
Windows	UPVC Windows
Roof Tiles	Clay Plain Tiles
Cills	Reconstituted Stone Cills
Entrance Door	'Cottage Style' Composite Door

Services

All intending purchasers must make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Overage

The Vendors will require a planning overage £/sq.ft basis should any variation to their approved planning be achieved which results in any increase to the net internal area.

VAT

The sellers have elected to charge VAT on the sale.

Hearse Garage

The planning approval includes the construction of a hearse garage which could offer the purchaser the potential for future income either in the form of rent or disposal. We understand that the vendor has held initial conversations with a local interested party.

Tenure

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

Price

Offers Invited for the freehold subject to contract.

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Method of Sale

- The site is offered for sale by Informal Tender
- Offers should be submitted in writing at the Sellers' sole agents offices or by email no later than noon on Wednesday 12th August
- Please submit your offer to Peter Randall at 158 High Street, Tonbridge, Kent, TN9 1BB or email p.randall@rpcland.co.uk
- In making your offer please advise the following:-
 - 1) Amount offered including overage proposals
 - 2) How the purchase is to be funded
 - 3) The name and address of your solicitors
 - 4) Any conditions you would need to attach to your offer
 - 5) Any site investigations or other due diligence needed to be carried out prior to an unconditional exchange of contracts

Please note the Sellers reserve the right not to accept the highest or any bid made for the site.

Viewing

The site may be viewed at the applicants risk from the road during daylight hours

Agents Details

Peter Randall

01732 363633

P.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

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