

HIGH QUALITY VILLAGE RESIDENTIAL DEVELOPMENT SITE

OUTLINE PLANNING PERMISSION FOR 18 DWELLINGS IN A HIGHLY DESIRABLE LOCATION ON THE EDGE OF THE VILLAGE OF SISSINGHURST



Land at Common Road

OFFERS INVITED FOR THE FREEHOLD INTEREST

Sissinghurst
Kent TN17 2AD

For Sale

Summary

Located on the edge of the popular Wealden village of Sissinghurst this site has recently been granted outline planning permission for 18 dwellings and is now being offered for sale on an unconditional basis. A considerable amount of technical and other information is available as outlined below. We are seeking unconditional offers for the freehold interest.

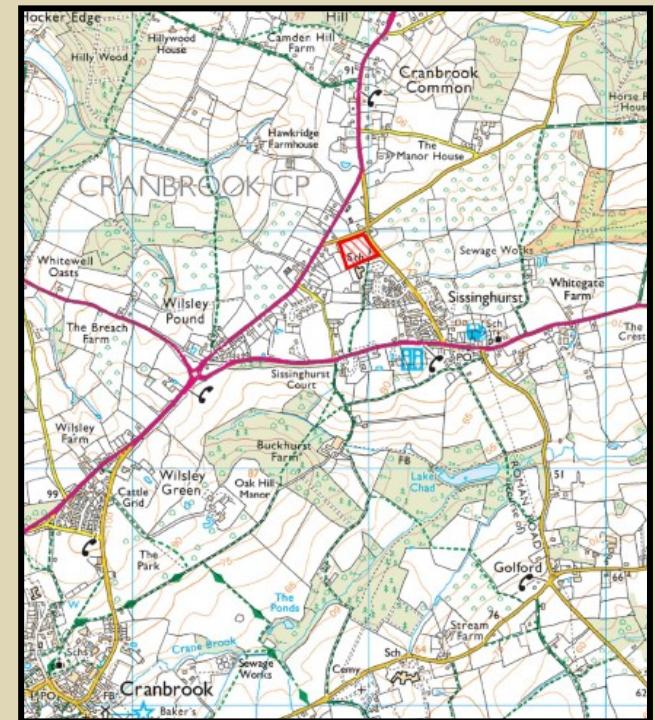
Location

The site is located on the north west edge of Sissinghurst to the west of Common Road which links the A229 and A262. Tunbridge Wells is 13 miles to the west and Maidstone is 11 miles to the north. Cranbrook is only 1.5 miles to the south west.

Staplehurst is within 4 miles and has a mainline station with regular trains to London in just over 1 hour. Ashford International Station is 14 miles away and provides regular services to the Continent and a high speed railway service to St Pancras in just over half an hour.

The area is particularly well known for the quality of schools, both in the private and state sectors. The site lies within the Cranbrook School catchment area and there is a primary school just to the south of the site.

Leisure activities in the area include walking and riding in the surrounding countryside; golf at a number of interesting courses in the area including the Nick Faldo designed Chart Hills at Biddenden; sailing at the Kent Coast and on Bewl Water.



Description and site area

The site lies to the west of Common Road and south of Frittenden Road and comprises a meadow with hedgerows and trees defining the majority of the site's boundaries. The site is relatively flat but gently slopes towards the southern boundary. The site extends to just under 4 acres.

The land being offered for sale is outlined in red on the adjoining Ordnance Survey Plan. Please note that this plan is not to scale and is for identification purposes only.

A strip of land along the site's western boundary is to be retained by the landowner—further details on request.



Development Proposals

As the application is in outline the layout plan is indicative and matters to do with design, size and mix of units will be dealt with at the reserved matters stage.

Access is from Common Road into the south east corner of the site with the access road heading north and then sweeping west into the main part of the site. The dwellings shown are a mix of detached and semi-detached dwellings and the indicative layout shows 10 detached dwellings and 4 pairs of semi-detached dwellings.

There is a good parking quotient with the indicative plan showing a good number of garages and all the houses enjoying good sized gardens. The screening around the boundaries will provide an exclusive feel to the scheme.



Planning and Section 106 Agreement

Outline Planning Permission was granted on 11th March 2021 for the erection of up to 18 residential dwellings with associated highways, landscaping and open space infrastructure. The consent contains 25 planning conditions which are all fairly standard. Planning reference - 19/03625/OUT. The Section 106 Agreement sets out details of various contributions that are payable and affordable housing at 40% is required. It has been confirmed that this will include 8 affordable dwellings with 70% being rented homes and 30% being intermediate housing.

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. However, a detailed assessment has been carried out and full details of the utility information is available from our website as below.

Additional Information

The following information, inter alia, is available from our website www.rpcland.co.uk.

- Decision Notice and Section 106
- Design and Access Statement
- Archaeological Desk based Assessment
- Arboricultural Report
- Ecological Statement
- Surface Water Management Strategy
- Utilities Statement
- Foul Water Drainage Strategy
- Heritage Statement
- Topographical Survey
- Transport Statement
- Landscape Strategy

Tenure and VAT

The freehold interest in the land is offered for sale.

The land is elected for VAT and, accordingly, VAT will be payable on the purchase price.

Method of Sale

The site is available by Private Treaty and offers for the freehold interest are invited on an unconditional basis. 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 property;
2. Details of any abnormal costs allowed for;
3. Details of any due diligence required prior to exchange of contracts;
4. Timing of exchange and completion;
5. Confirmation of funds.

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

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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

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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