



Exciting Development Opportunity for Three, 2-bed Dwellings
near Crowborough High Street with Planning Consent

Land at and to the West of
Heatherbank, The Broadway,
Crowborough, TN6 1DE

Sales and Viewing Information

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

Agent's Note

- 1) The Vendor is to retain the two retail units that face the High Street.
- 2) We understand that the site is currently subject to a Lease, which is outside the Landlord and Tenant Act 1954.

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.

Tenure

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

VAT

The Vendor has elected not to charge VAT.

CIL/S106

Purchaser to Pay CIL approx. £54,725

Purchaser to Refund Sellers S106 Costs approx. £20,000

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.
- *Details of any overage which may be paid in light of improved planning consents*

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

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

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

Fees

We have agreed with the Vendor that the Purchaser 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.

Agent Details

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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.

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