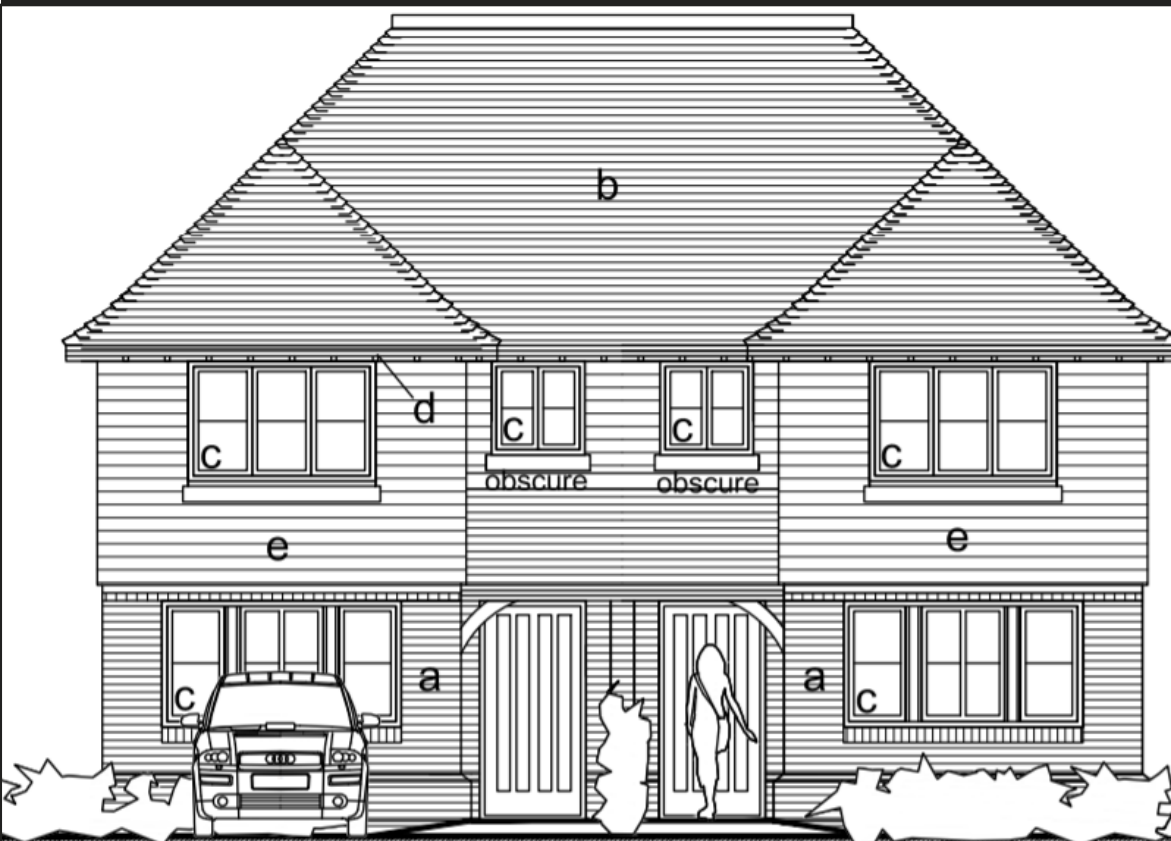


Residential development opportunity with planning consent for a pair of semi-detached houses in a sought after rural location



Land Rear of 1 & 2 Camp Hill Cottages

Camp Hill
Chiddingstone Causeway
Sevenoaks
Kent
TN11 8LD

For Sale

Site Description

The site, rectangular in shape generally flat and extending to approx. 0.04h/a (0.1 acre) is currently garden land and accessed directly off Richards Close.

The shed and other play equipment will be removed prior to completion.



Location

The site is situated in the sought-after rural hamlet of Chiddingstone Causeway which is part of Sevenoaks District Council.

Local amenities include a post office/store, church, pub, cricket ground, modern village hall, lovely country walks and Penshurst Railway Station.

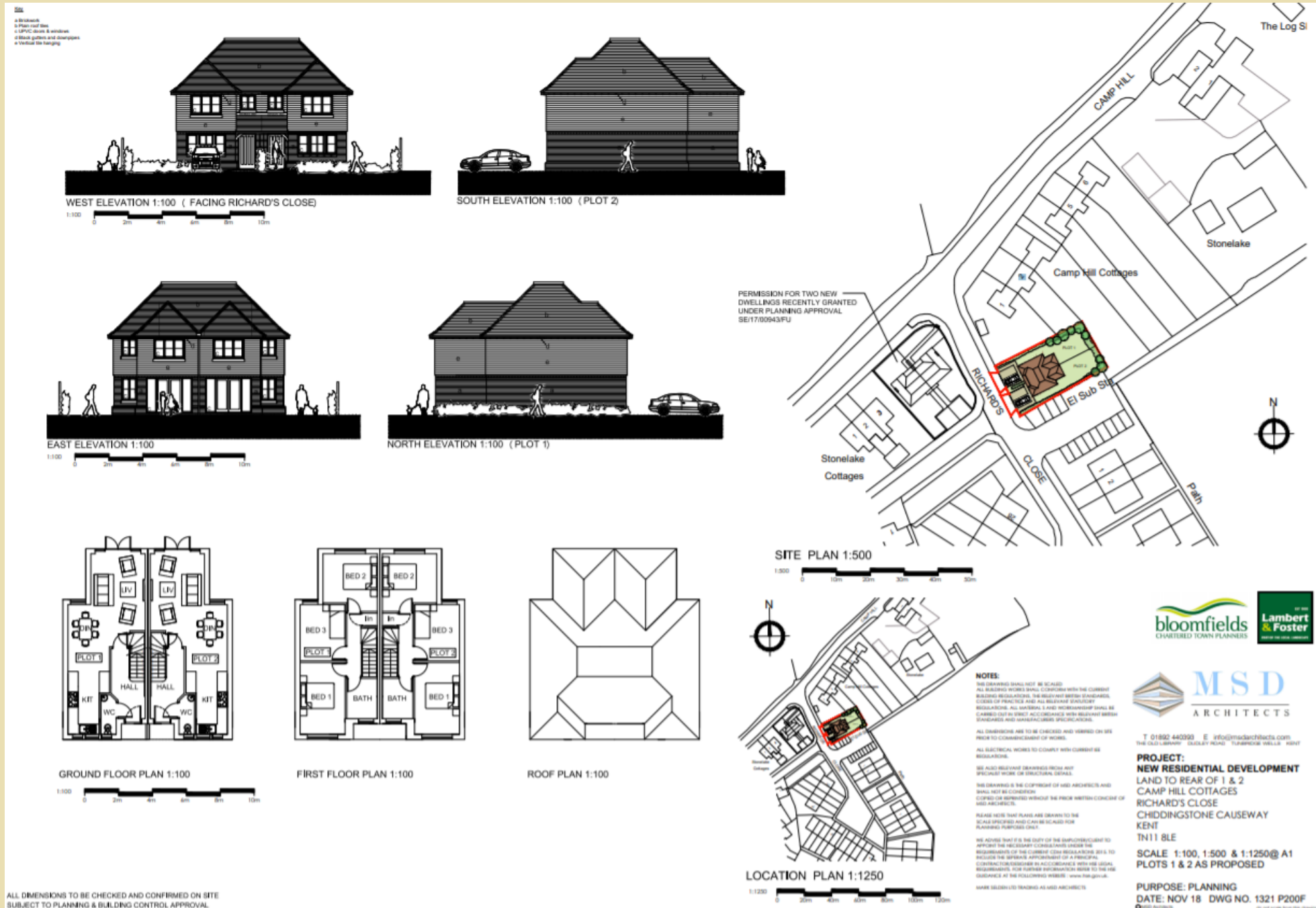
The site backs onto traditional cottages to the west with two blocks of residential lock up garages to the east with modern bungalows beyond. The new properties will have pleasant views to the rear over adjoining neighbours' gardens and open farm land to East

The larger village of Leigh is approx. 2 miles distant with shops for every day needs including a pub, church and primary school. Hildenborough mainline railway station with fast train services to London Charing Cross is approx. 3.5 miles distant

Sevenoaks is around 6 miles from the site and hosts a wide range of shops, restaurants, banks and leisure facilities. Sevenoaks Railway Station has exceptional links to London and only takes around 22 minutes to London Bridge. Sevenoaks School is also a large attraction for the area.

Tonbridge is around 6.4 miles from the site and like Sevenoaks hosts a wide range of amenities. Tonbridge Train Station takes around 32 minutes to London Bridge and like Sevenoaks Tonbridge also has exceptional schools which includes the historic Tonbridge School.





Planning Information

The Vendors agents submitted the planning application on the 31/08/18 for the “erection of a pair of semi-detached dwelling houses and associated vehicular access”

Detailed planning was granted on the 05/12/18 by Sevenoaks District Council, planning reference (18/02765/FUL) please find link below.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PEC1X4BKOA00>

CIL

We understand that the CIL payment will be £10,750.00 per dwelling. Such payment to be the responsibility of the purchaser.

Proposed Development

The consented scheme is for a pair of well designed, attractive semi-detached cottages and providing:-

Ground Floor

Entrance porch, entrance hall, cloakroom, sitting room/ kitchen/diner,

First Floor

Three bedrooms, family bathroom

Outside

Small gardens to the rear. 2 parking spaces for each unit

Services

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

VAT

The Trustees have elected not to charge VAT on the sale.

Fencing

The purchasers will be responsible for erecting a 1.8 metre close boarded fence on a gravel board along the common boundaries within 6 weeks of completion of the purchase or prior to any works being carried out whichever is the sooner.

Tenure

We understand the site is to be sold Freehold with vacant possession on Completion.

Price

Offers Invited for the freehold subject to contract

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 Thursday 14th March.
- 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
 - 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 from the road during daylight hours but can only be accessed by a gate to no 2 Camp Hill Cottages which is locked, and located through the adjacent lock up garages. An appointment to access the site should therefore be made with the owners agents. A foot gate is also provided for access from number 2 into the garden of number 1.

Agent Details

Peter Randall

01732 363633

P.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

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