

Exciting Development Opportunity with Planning Consent for 5 units in Modest Corner, Southborough



Former Coys Cushions Ltd Southbank House Victoria Road Southborough Tunbridge Wells Kent TN4 0LT

All photographs, graphics and plans are for illustrative purposes only.

Summary

Guide Price: £1,000,000

Site with Excellent Location
near Tunbridge Wells

Beautiful rural scenery
within the midst of
Southborough Common.

Site has planning for Three,
3-bedroom townhouses, a
single 2-bedroom detached
house and a single 1-
bedroom apartment.

We understand that the
planning consent has been
implemented and
consequently the consent
is extant.

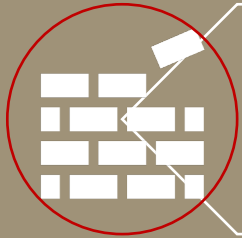
We understand the Vendor
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party wall works and service
diversions.



Site Description



The Modest Corner scheme comprises of a terrace of three town houses, one 2-bed detached house and a single bed apartment.



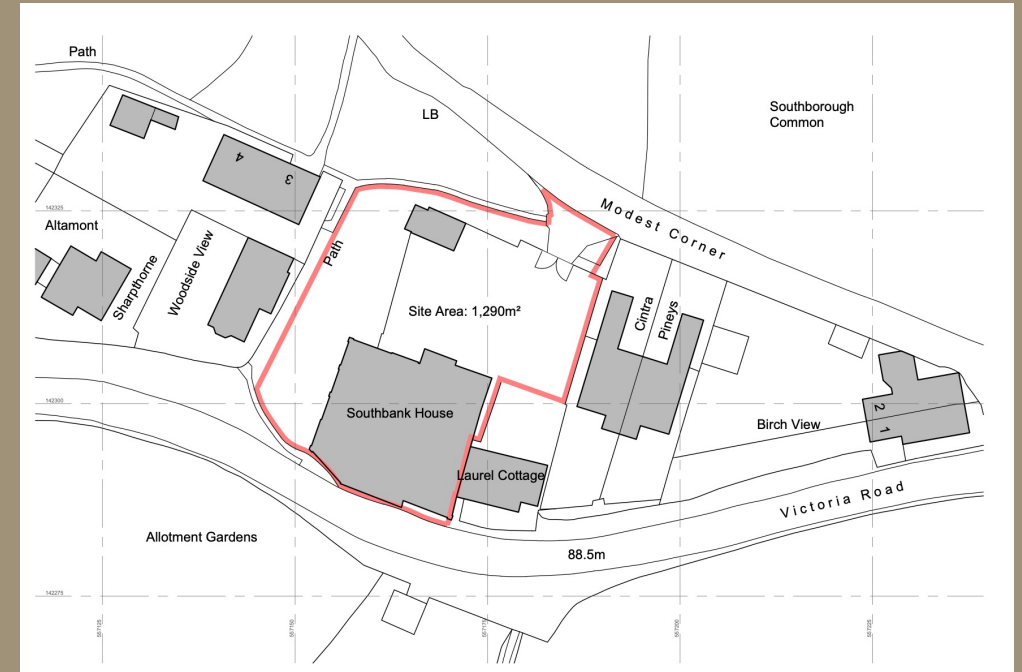
We understand that 2015 Planning Consent has been implemented. We understand the Vendor has completed phase 1 of party wall works and service diversions.



We understand that CIL will not be applicable, nor will there be any S106 contributions



The Developers have demolished the existing factory buildings and cleared the site. We understand that on the completion of the development, the adjacent property, Laurel Cottage has a pedestrian right of way, from their back garden through the proposed parking court.



Location



The site is located at the Northern edge of Southborough, within the attractive hamlet of Modest Corner.



Tunbridge Wells is circa 3 miles away and Tonbridge circa 3.4 miles distant.



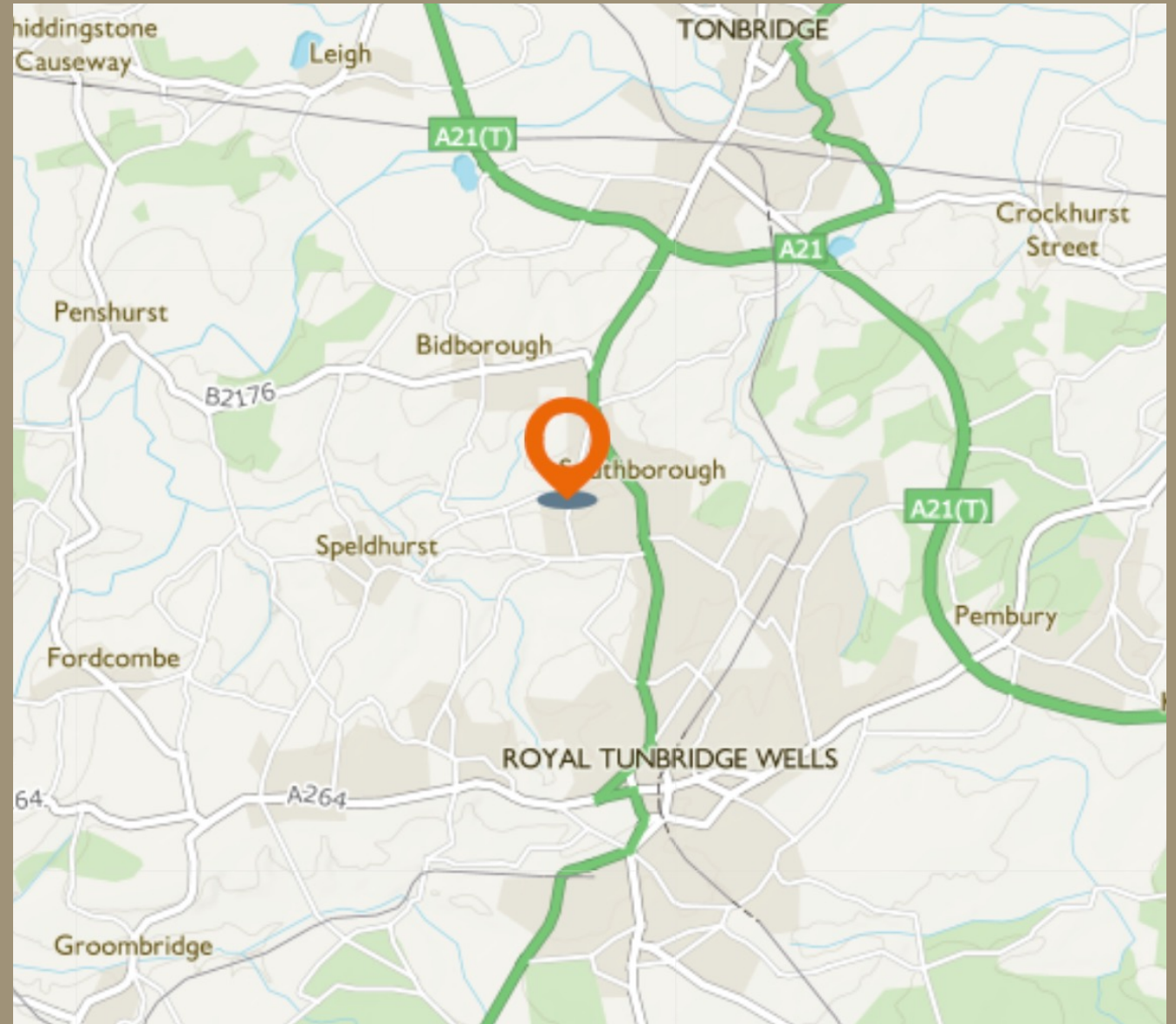
Tonbridge Station offers a regular and frequent services to London Bridge, Cannon Street and Charring Cross. The London Bridge service takes circa 35 minutes.



Most importantly being located at the northern edge of Southborough the site enjoys access to the A21 and onward to the M25 .



The site is also around 0.7 mile from the centre of Southborough with its local shops, schools and restaurant.



Schedule of Accommodation

Unit Number	Unit Type	Approx. NIA (SqFt)
1	End Terrace	1,365
2	Mid Terrace	1,365
3	End Terrace	1,365
4	Detached House	1,108
5	Apartment	720



Planning Information

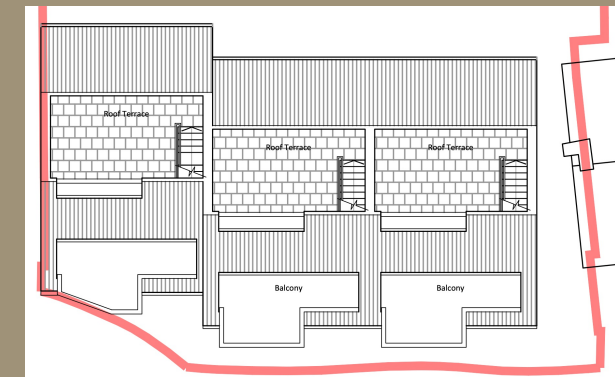
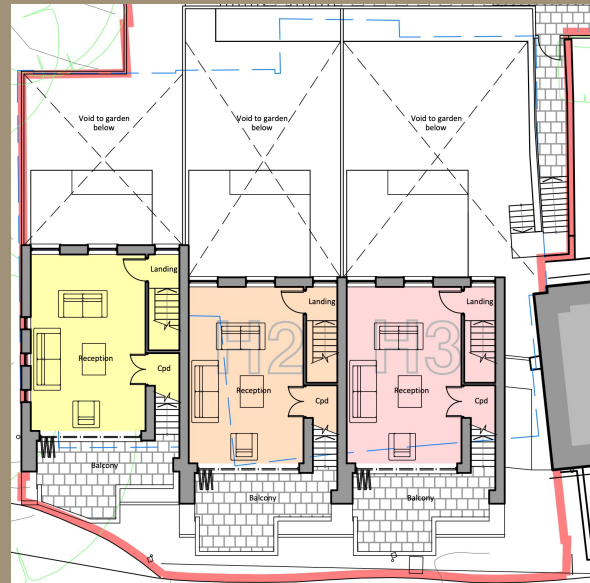
Reference: [15/503293/FULL](#)

- The initial 2015 planning application for the Residential development of 3 No. 3-bedroom townhouses fronting Victoria Road, and 1 No. 2-bedroom detached house and 1 No. 1-bedroom apartment fronting Modest Corner, with integral parking courtyard, and with access from existing site access to Modest Corner was consented.

Reference: [18/02964/LDCEX](#)

- In 2018 the site obtained the Lawful Development Certificate. Thereby effectively making the 2015 Planning consent Extant.

Floor Plans for Three, 3-Bed units



Additional Information

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.

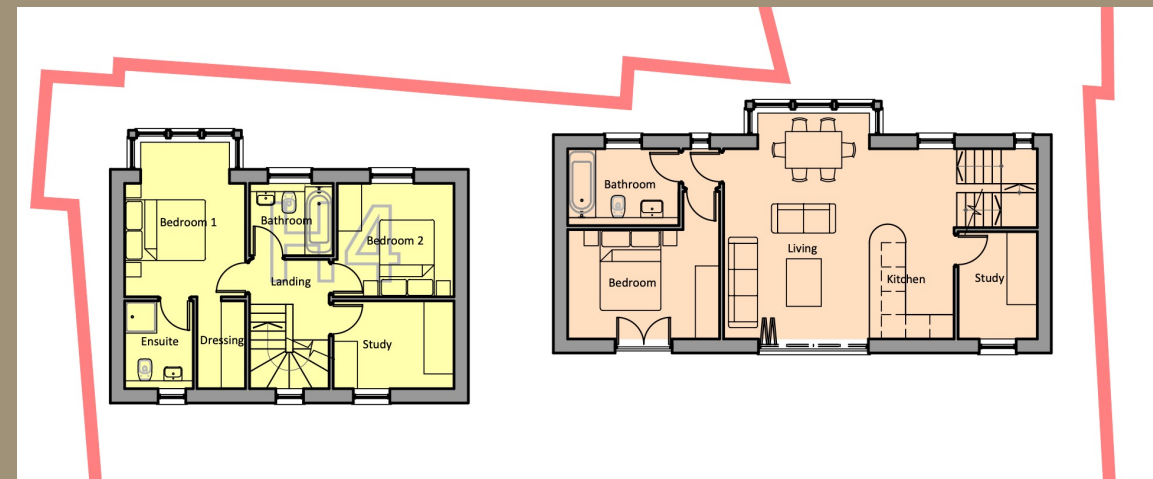
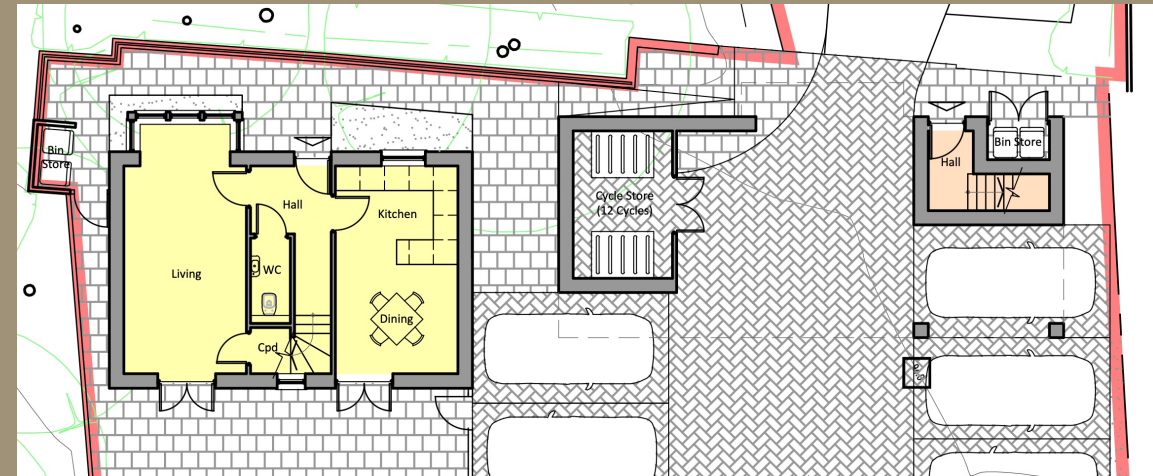
Tenure

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

VAT

- To be confirmed

Floor Plans For a Single Bed Apartment and 2-Bed Detached House



Sales and Viewing Information

Method of Sale

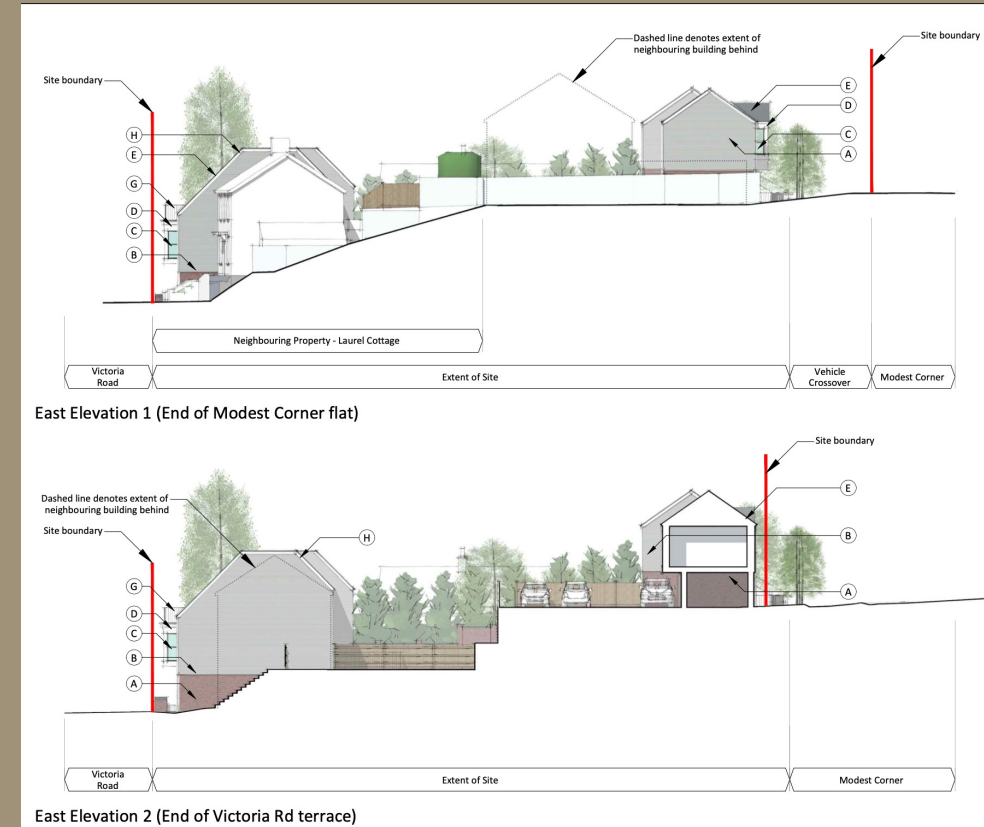
- The site is offered for sale by Private Treaty . All offers must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk
- The freehold site is offered to the market with unconditional offers invited. All offers must include:
- Offer price for the property.
- Details of further due diligence required prior to exchange of contracts.
- Confirmation of funds.
- The vendor is not under any obligation to accept the highest or indeed any offer.

Viewing

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

Agent`s Note

- We have agreed with the Vendors that the Purchasers will be responsible for RPC Land & New Homes fees at 1.75% of the purchase price plus V.A.T at the prevailing rate which will be payable on Legal completion and this should be taken into consideration when making any offers.



Agent Details

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Land

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