

Former Halls Green Centre

Hale Oak Road | Sevenoaks Weald | Kent | TN14 6NQ



For Sale Freehold by Informal Tender as a whole or in as two lots.

An outstanding residential development opportunity with planning permission for 6 detached dwellings



- An outstanding residential development opportunity in a superb rural but very accessible location within the affluent Kent Commuter Belt close to Sevenoaks.
- Full planning permission granted for five 3 and 4 bedroom detached dwellings (new build) together with the refurbishment of an existing Grade II Listed 5 bedroom farmhouse.
- Total approximate site area: 28.25 acres (11.43 hectares).
- Approximate permitted Gross Internal Areas:
13,664 sqft/1,269 sqm (excluding garaging/ancillary accommodation).
14,843 sqft/1,379 sqm (including garaging/ancillary accommodation).



Location

The property is rurally situated within 2 miles of the village of Sevenoaks Weald with its village green, community shop and primary school and approximately 5 miles to the south of Sevenoaks.

In addition to its fine rural setting with its far-reaching views and direct footpath access to the Kent countryside, the property is particularly well connected, being within easy reach of Sevenoaks as well as Tonbridge, (8 miles) Edenbridge (7 miles) and Tunbridge Wells (14 miles). It is linked via the nearby A21 (Weald Junction) to the M25, M26, M20 and thereafter motorway access to Gatwick and Heathrow Airports, the Channel Tunnel and Eurostar services to the continent.

There are regular and fast commuter train services into London (Cannon Street, London Bridge, London Waterloo East and Charing Cross) from Hildenborough and Sevenoaks.

Sevenoaks provides a comprehensive selection of shops, bars, restaurants and leisure facilities including the Stag Theatre. The area is well known for its excellent schools, particularly Tonbridge and Sevenoaks schools together with several local and academically acclaimed grammar schools.

Site Description

The Halls Green Centre had, for many years, been used as a residential outdoor activity and educational centre having originally being an agricultural small holding. Over time with a change of use, buildings have been extended or converted and with the addition of a covered swimming pool and several dormitory blocks constructed in a distinctive ark style and of non-conventional construction. Of note is the attractive Listed period farmhouse

which will require complete modernisation and refurbishment, but which still retains many of its original features.

In its entirety, the site extends to approximately 28.25 acres (11.43 hectares) with the land comprising mature woodland, open grassland and an attractive man-made 2 acre lake constructed, we understand in 2003. With the exception of Plot 6 that aspects south, the proposed houses will enjoy uninterrupted and long aspects northwards towards Riverhill and Sevenoaks. The property's rural setting permits direct access to a local network of footpaths and bridleways. There is a public footpath that crosses part of the site.

Part of the site is laid to hard standing with surface car parking and there is a public footpath that runs across part of the site.

Approved Planning Layout



Planning

The Local Planning Authority is Sevenoaks District Council. The Property is identified as being within the Kent Downs Area of Outstanding Natural Beauty. The Property has a long planning history, the majority of which relates to its previous institutional use (DI/C2) including also the unconfirmed implementation of a previous consent that permits a new building (ancillary to its previous use) that was to be constructed and located immediately to the right as one enters the property from the public highway.

The relevant (residential) planning permission was granted subject to certain conditions on the 28th February 2019 (application 18/03418/FUL) and which permitted:

“Demolition of buildings on the site to redevelop the site to provide 6 residential units (Use Class C3) within 5 new detached residential units and a retained, refurbished and converted Grade II listed building with associated landscaping works”.

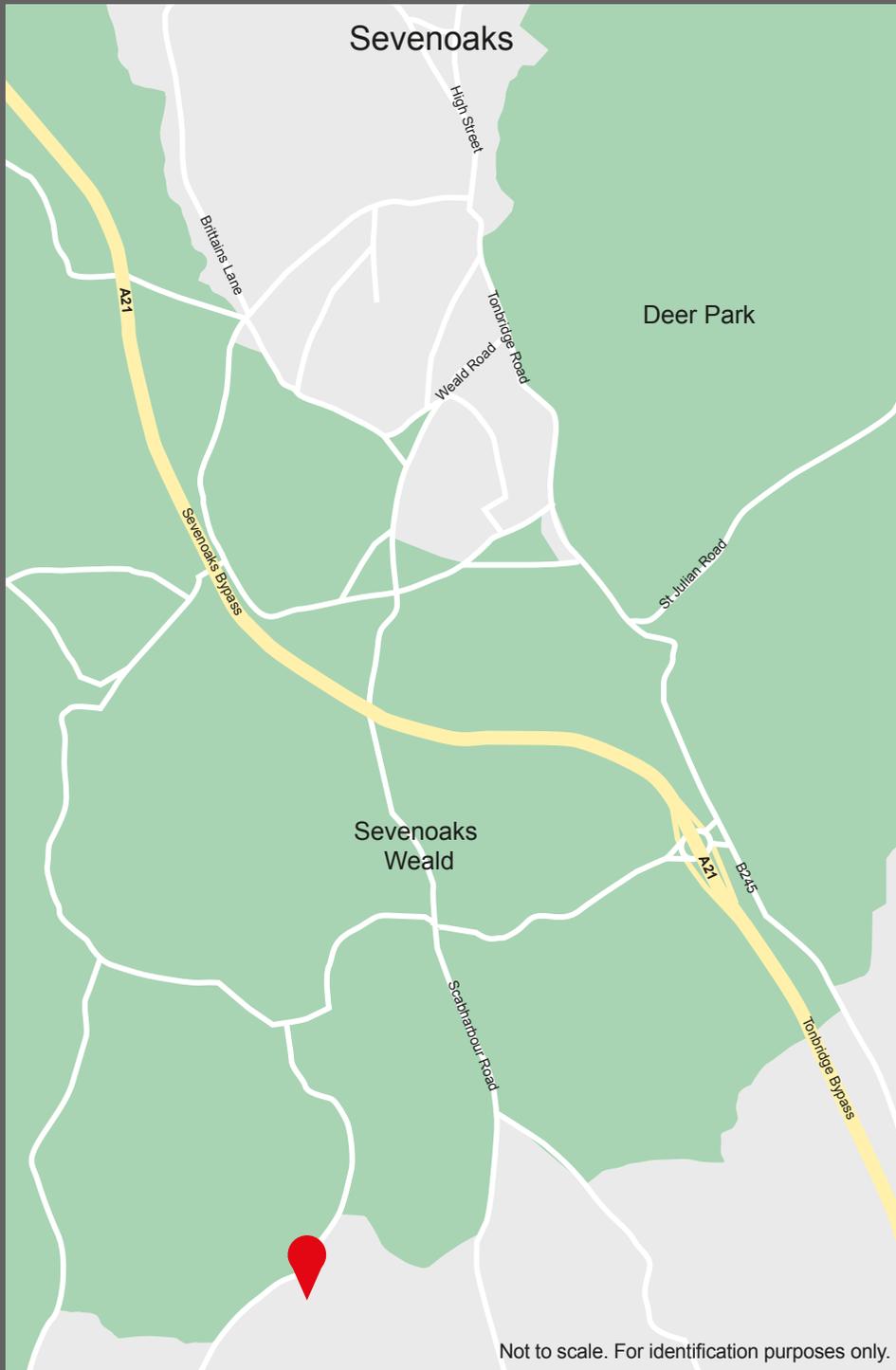
This permission is subject to the payment of the Community Infrastructure Levy (CIL) although it is not subject to a Section 106 legal agreement or unilateral undertaking. The vendors are currently investigating the potential mitigation of the CIL liability. Further details of which can be obtained from the joint agents.

Listed Building consent for the farmhouse was granted on the 9/05/2017 (16/03319/LBCALT).

Proposed Development

The proposed development comprises the refurbishment and remodelling of the existing farmhouse together with the development of five 3 and 4 bedroom detached houses with gardens and garaging. All the houses are for private sale.

| Plot | Conversion/ New build | Type | Bedrooms | Approximate GIA (excludes garage and store) | Garage |
|------|--------------------------|----------|----------|---|----------|
| 1 | Conversion | Detached | 5 | 1,603 sq ft | None |
| 2 | New Build | Detached | 4 | 2,276 sq ft | Separate |
| 3 | New Build | Bungalow | 3 | 1,723 sq ft | Integral |
| 4 | New Build | Detached | 4 | 2,675 sq ft | Separate |
| 5 | New Build | Detached | 3 | 2,360 sq ft | Separate |
| 6 | New Build | Detached | 4 | 3,027 sq ft | Separate |



Overage

The property has planning permission for five new build and refurbishment of the existing farm house. In the event that further planning consents are approved the vendor will seek overage way of a formula to be agreed between the parties.

Tenure

The property is to be sold freehold with full vacant possession but subject to any existing third-party rights or easements that might exist.

EPC

The former Farm house being Listed is EPC exempt and the remaining buildings have planning to be demolished and also exempt.

Services

The site is served by mains electricity and water with an existing private sewerage system. Purchasers are advised to make enquiries as to the availability and capacity of the services that will be required to undertake and implement the development as no warranty is given as to their adequacy.

VAT

VAT will not be payable in the event of a sale.

Additional Information

A comprehensive data room providing plans and other planning information including specialist reports as well as title information and guidance has been put together and can be accessed via a dedicated password protected microsite (details on request from the Joint Agent).

Method of sale

The property is to be sold by way of an informal tender with a tender date to be advised by the Joint Agents. Further purchaser guidance and a bid protocol will be included within the dedicated microsite. Given the charitable status of the vendors will be seeking to purchasers are to include a clawback mechanism should the site be traded prior to development as well as planning overage.

Postcode

TN14 6NQ

Viewings and further information requests

Viewings must be arranged through the joint agents Peter Bowden at p.bowden@rpcland.co.uk/01732 363633 or Hugo Stuttaford at land@trilogy.uk.com/07496 997606 who can also supply further information.



Agent Details



Peter Bowden
01732 363633
p.bowden@rpcland.co.uk

West Kent Office
RPC Land & New Homes Ltd
158 High Street
Tonbridge
Kent
TN9 1BB



Hugo Stuttford
07496 997606
01737 735971
land@trilogy.uk.com

Trilogy
Castle Court
41 London Road
Reigate
RH2 9RG

Misrepresentation Clause RPC Land & New Homes and Trilogy Land and New Homes for themselves and for the vendors of this property for whom they act, give notice that: (1) 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 and Trilogy Land and 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 and Trilogy Land and New Homes will not be liable in negligence for any loss arising from the use of these particulars. (2) Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes and Trilogy Land and 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. (3) Prices and rents quoted in these particulars may be subject to VAT in addition. (4) 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. (4) 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. (5) 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. (6) No employee of RPC Land & New Homes and Trilogy Land and New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. Particulars: January 2020. Kingfisher Print and Design. 01803 867087.