

Exciting Residential Development Opportunity For Sale Subject to Planning Permission for Eight 2 & 3 Bedroom Houses



Quarry House

81 Quarry Hill Road
Borough Green
Sevenoaks
Kent
TN15 8RW

For Sale

Site Description

The site consists of a vacant two story flat roof office building circa 4,300 sq ft with approximately thirty parking spaces along with the associated hard standings and surrounding land. In addition there is a further area of adjacent woodland/scrubland, in all circa 1.18 Hectares (2.91 Acres)

Location

The site is located on the outskirts of the sought after village of Borough Green which falls within the Tonbridge & Malling district of Kent.

Borough Green has a range of local amenities which includes several convenience shops, cafe's including a Costa and a bakery. The site is located opposite the Borough Green Medical Centre.

Borough Green Primary School is around 0.5 miles from the site, Wrotham School is approximately 1 mile from the site and St Lawrence Church of England Primary School is around 3 miles from the site.

Borough Green & Wrotham Train Station is around 0.6 miles from the site and is approximately 50 minutes from London Victoria.

Sevenoaks is around 6.5 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 23 minutes to London Bridge, the historic Sevenoaks School is also a large attraction for the area.

Tonbridge is around 8 miles from the site with a further range of amenities and excellent schools.

Planning Information

The Vendor submitted a scheme on the 23/12/16 to demolish the existing office building and the erection of 10 residential dwellings comprised of 2 & 3 bedroom houses. The application was refused on the 25th of May 2017, planning reference 16/03763/FL.

We understand Tonbridge & Malling Borough Council supported the principle of the site for residential re-development but required a smaller scheme on the brownfield section of the site only.

Please find below link to the planning application submitted just prior to Christmas.

<https://publicaccess2.tmbc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PKDY9CQHIRK00>

Schedule (proposed)

Plot	House Type	Description	Parking	Sq Ft
1	Sussex	3 bed end of terrace	2 spaces	888.5
2	Sandown	2 bed mid terrace	2 spaces	711.8
3	Sandown	2 bed mid terrace	2 spaces	711.8
4	Kennet	3 bed mid terrace	2 spaces	980.6
5	Chelsworth	3 bed mid terrace	2 spaces	921
6	Sussex	3 bed mid terrace	2 spaces	888.5
7	Sandown	2 bed mid terrace	2 spaces	711.8
8	Sussex	3 bed end of terrace	2 spaces	888.5

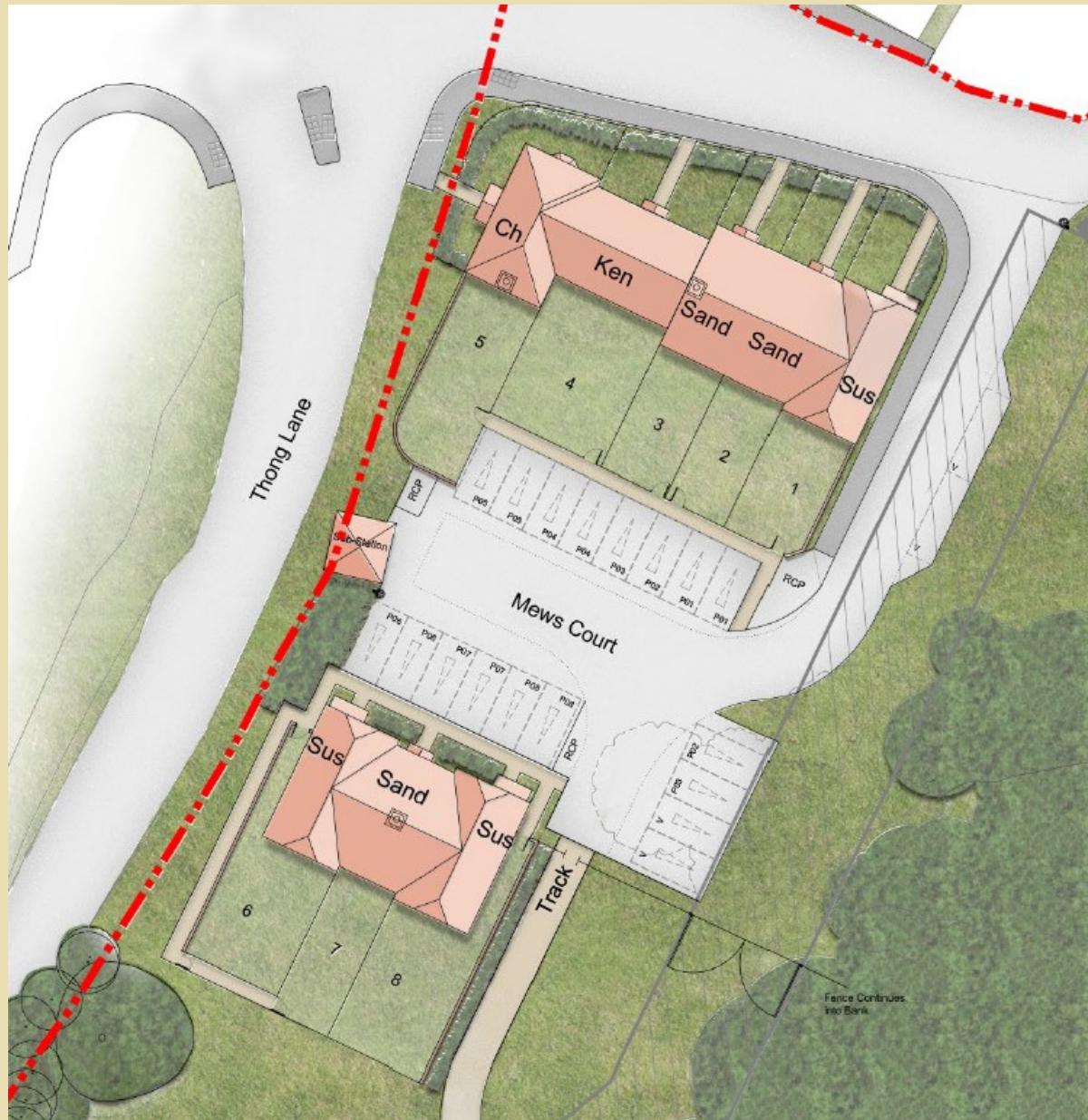
We understand the Vendor`s have now submitted a revised application for eight 2 & 3 bedroom houses on the 21st of December 2018, the proposed sale is subject to the Vendor gaining planning consent for this scheme.

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.

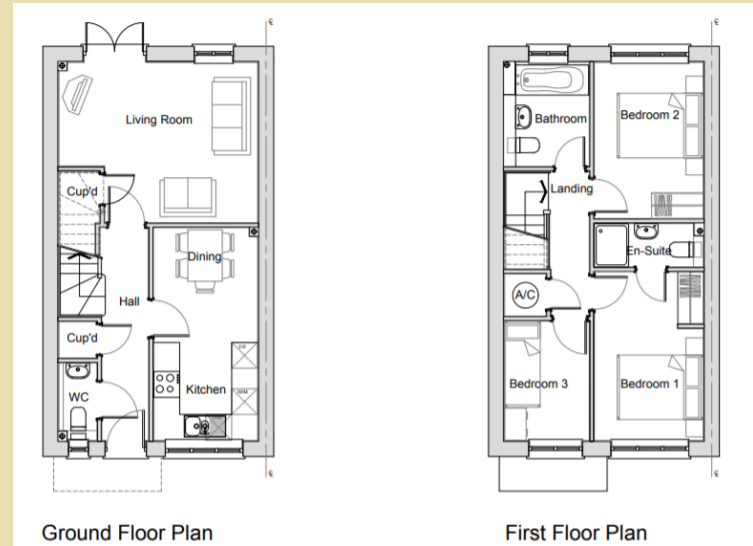
We understand from our Client`s that any new planning approval is likely to require re-cultivating, diversion and re-alignment of the water course crossing the site. Further details available on request.

Proposed Site Plan

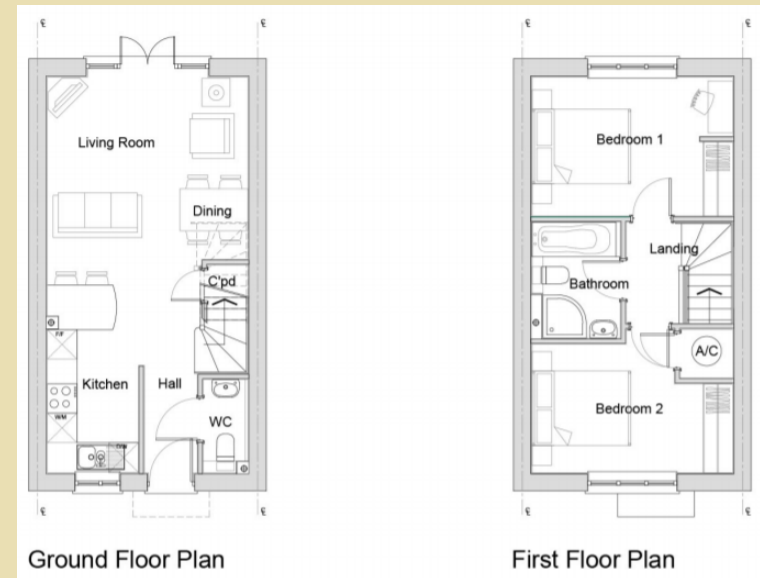


All plans are for identification only

Sussex House Type Example (Three Bedroom)



Sandown House Type Example (Two Bedroom)



All plans are for identification only

Tenure

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

VAT

To be confirmed

Method of Sale

Offers are invited by way of an informal tender on a subject to planning basis, in respect of the Vendors 8 unit scheme. All offers should be submitted in writing to the sellers Sole Agents Tonbridge office by email no later than 12 noon on the 31st of January 2019.

All offers to contain the following information:

- 1) Price to be offered.**
- 2) Conformation and details of any funding arrangements.**
- 3) Conformation the offer has full Board Approval.**
- 4) Full details of any technical and other due diligence you wish to undertake prior to exchange, along with the length of time to undertake this process.**
- 5) Time scale for unconditional exchange and completion.**

The Vendor is not under any obligation to accept the highest or indeed any offer.

Viewing

Site is available for viewing during daylight hours, should access to the office building be required this will be strictly by prior appointment.

All viewings are undertaken at your own risk.

Agent Details

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