

HIGH QUALITY RESIDENTIAL DEVELOPMENT SITE

FULL PLANNING PERMISSION FOR 3 DWELLINGS IN THE POPULAR VILLAGE OF RUSTHALL - 1.5 MILES FROM TUNBRIDGE WELLS



Land at Lower Green Road

CLOSING DATE FOR OFFERS - 18th October 2019

Rusthall, Tunbridge Wells
Kent TN4 8TW

For Sale

Summary

This site offers a quality opportunity to develop an attractive scheme comprising of a terrace of 3 houses in the popular village of Rusthall. Full planning consent has been granted for 3 No 3 bed houses and 8 car parking spaces. We are seeking unconditional offers.

Location

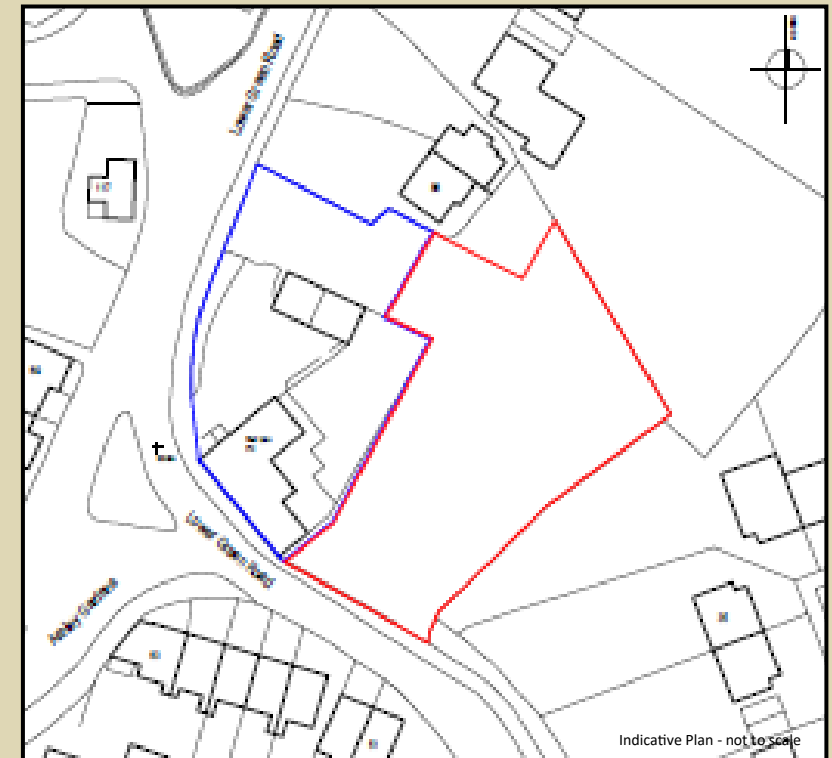
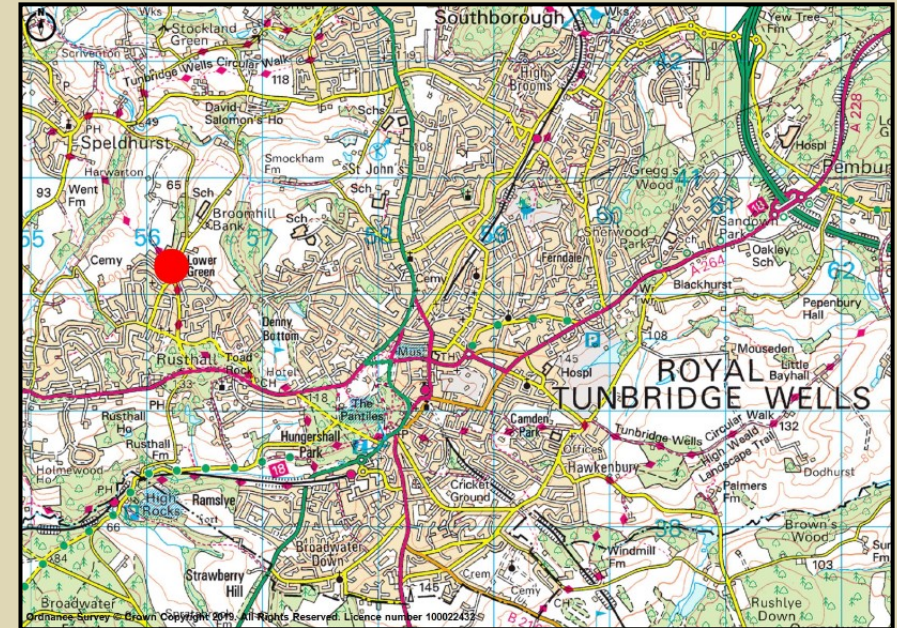
The site is located within the built-up area of Rusthall, Tunbridge Wells at the junction of Lower Green Road and Ashley Gardens. Rusthall is an important, vibrant local community in its own right which covers a wide area (including Toad Rock, Deny Bottom) with a good range of shops, cafes, pubs and services located approximately 1 km from the site along Rusthall High Street.

Tunbridge Wells is only 1.5 miles east of the site offering a full range of retail, education and leisure facilities. Tunbridge Wells railway station is easily accessible with trains to London in less than 1 hour.

Description and site area

The site area is approximately $\frac{1}{3}^{\text{rd}}$ acre (0.13 ha) and was previously used as part of the Red Lion pub garden but is now surplus to requirements. The land for sale is outlined in red and the land outlined in blue will be retained by the vendor and the Red Lion will continue to operate as a public house.

Please note that the plan is indicative and is for identification purposes only.



Planning and Development Proposals

Planning permission was granted on Appeal on 3rd September 2019 for the erection of 3 x 3 bed terrace houses, new vehicular access/car parking, bin/cycle store, hard and soft landscaping works, and works to existing boundary wall (listed). The consent contains a number of planning conditions the majority of which are fairly standard. Planning reference - 18/03853/FULL. Listed Building consent has been granted for the required works to the boundary wall - planning reference 18/03854/LBC.

Access into the scheme is from Lower Green Road via a newly formed access road which will require engineering works due to the difference in levels between the road and the main part of the site. The Listed Wall will need to be demolished and rebuilt in a set back position to allow for the access entrance and visibility splays. The houses comprise 3 terraced 2 story Victorian style dwellings each with its own private rear garden. There are 8 parking spaces and a bin/cycle store at the front of the site.

Services, Tenure & VAT

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development. The site is to be sold on a freehold basis with vacant possession upon completion. The site is registered for VAT and VAT is chargeable on the sale price.

Additional Information

The vendor has carried out a considerable amount of due diligence on the site and all the reports and investigations are available to view and download from our website www.rpcland.co.uk. The following information is available:

- Plans
- Design & Access Statement
- Appeal decision notice
- Listed Building Consent Notice
- Transport Statement
- Ecological Assessment
- Arboricultural Statement
- Noise Survey



Accommodation Schedule

Schedule of Accommodation	GIA Sq ft
Unit 1	1,066
Unit 2	1,054
Unit 3	1,141

Method of Sale

Offers are invited by way of an informal tender on an unconditional basis. The deadline for the receipt of bids is 12 noon on 18th October 2019. Bids must be addressed to RPC Land & New Homes, 89 Kings Street, Maidstone, Kent, ME14 1BG. In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of due diligence required prior to exchange of contracts;
4. Confirmation of funds.

NB The property is registered for VAT and VAT will be chargeable on the price.

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

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

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 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 will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & 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.

Prices and rents quoted in these particulars may be subject to VAT in addition.

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.

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.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

Agent Details and Viewings

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk

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