

# Residential Development Opportunity With Outline Planning For 34 Family Homes



## “Rockington”

Rockington Nurseries  
Blackness Road  
Crowborough  
East Sussex TN6 2NB

**For Sale**

## Site Description

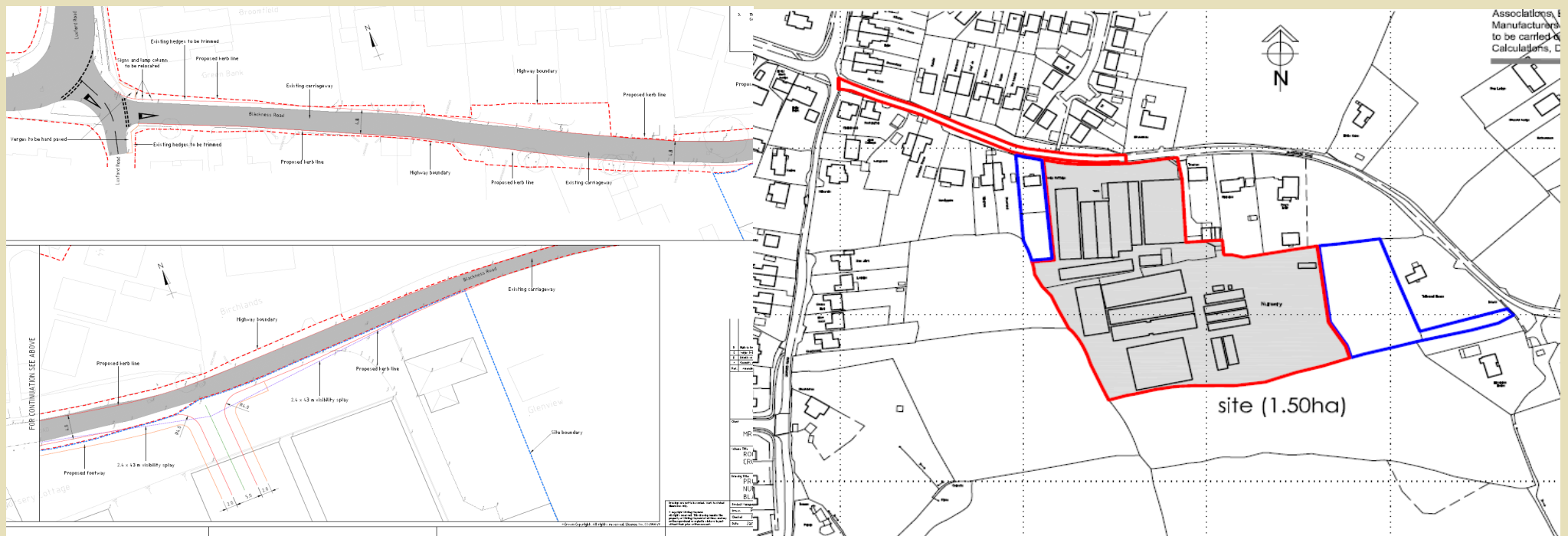
Rockingham Nursery, which we understand has been in the same family ownership for around 100 years, we believe is currently laid out to around 6,000 sq. m of glass houses, associated buildings and hard standings.

The site in view of its previous use is generally plateaued but generally slopes from north to south. We understand the site amounts to around 4 acres.

## Location

The site is conveniently located on the south eastern side of Crowborough (with its Waitrose and excellent local schools and amenities) and is some ten minutes walk to Jarvis Brook Station (London Bridge 1 hour 10 minutes). Crowborough town centre is around 1.6 miles and the historic town of Tunbridge Wells with its excellent amenities and schools approximately 7.8 miles distant.

### ALL PLANS FOR ILLUSTRATIVE PURPOSES ONLY



## Planning Information

We understand the site has the benefit of Outline Planning consent for 34 homes (22 private and 12 affordable) subject to conditions under Wealden council reference.

WD /2016/1677/MAO granted on the 21st October 2016 :

<http://www.planning.wealden.gov.uk/plandisp.aspx?recno=134757>

Whilst an outline consent the schedule on the approved drawing is as follows :

Open Market	Bedrooms	Size	Total
Plots 11-13	2 Bed	75m2	3
Plots 14-19	3-4 Bed	95m2 -120m2	6
Plots 26-31	3-4 Bed	95m2 -120m2	6
Plot 34	3-4 Bed	95m2 -120m2	1
Plots 17-23	4-5 Bed	145m2 – 185m2	6
			<b>22</b>
Affordable			
Plots 1-5	1 Bed flats	50m2	5
Plots 6-10	2 Bed Terrace	75m2	5
Plots 32-3	3 Bed Semi	95m2	2
			<b>12</b>



## **Services**

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory authorities to ensure availability and capacity.

## **Tenure**

The site is sold Freehold with vacant possession on completion.

## **Method of Sale**

The site is being sold by private treaty with offers on an unconditional basis invited for the Freehold Subject to Contract.

## **Viewings**

This site may only be viewed strictly by appointment with the owners agents, Tonbridge Office..

## **Agents Note**

We have agreed with the vendors that the purchasers will be responsible for RPC's Land and New Homes fees of 1.25% + VAT of the final sale price and this should be taken into account in any offers.

## Agent Details

For further information please contact:-

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