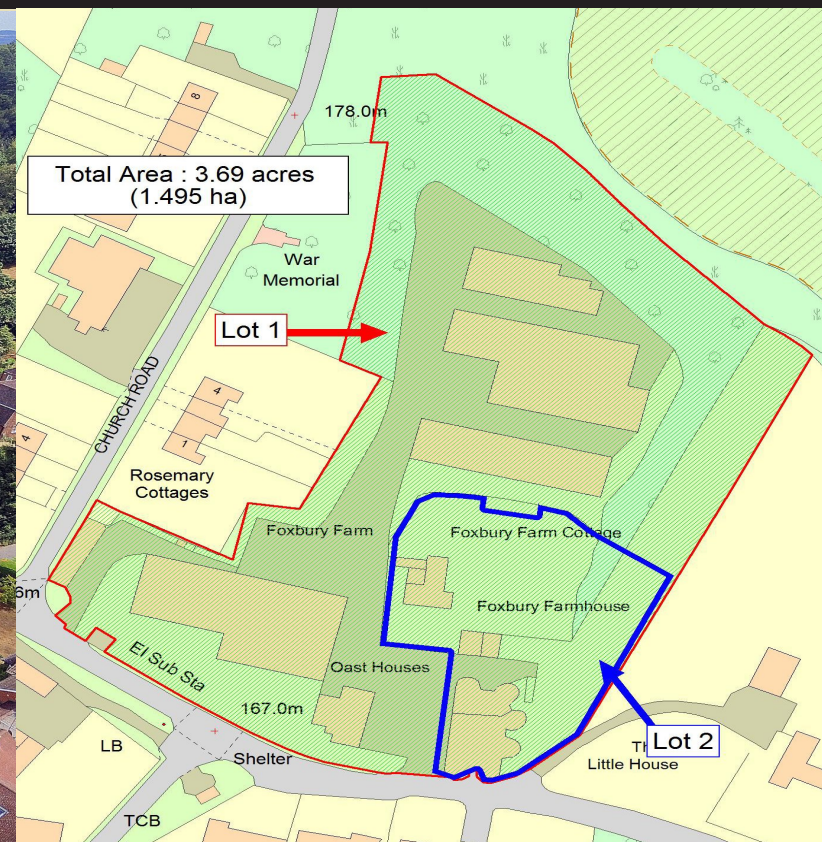


Outstanding Development Opportunity

Planning Permission approved for 21 residential units and one office conversion in Stone Street, near Sevenoaks



Foxbury Farm

Stone Street
Sevenoaks
Kent TN15 0LW

For Sale

Location

The property is located to the east of Sevenoaks town centre in the parish of Seal. It is located in a rural position in the hamlet of Stone Street. Sevenoaks is a popular location for commuters and families being approximately 30 miles to the south-east of London, 3 miles to the south-east of the M25 and 7 miles to the south-west of the M26 providing routes to Ashford and the south-east coast. The M20/M26 is accessed at the Wrotham interchange (about 5 miles) linking to other motorways, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

The village of Seal offers a range of local amenities with Sevenoaks High Street benefiting from a multitude of shops, supermarkets, pubs and restaurants. Bluewater shopping centre is situated 12 miles to the north of the subject property for a more comprehensive range of shopping and leisure facilities. The surrounding towns and villages offer a wide range of primary, grammar/state and private schools.

National rail services are available from Sevenoaks station which is located 3 miles to the west of the property and provides regular commuter services to London Cannon Street and London Bridge in around 30 minutes and to London Waterloo East and London Charing Cross in 35 and 40 minutes respectively. Kemsing station is 2 miles to the north of the property and provides regular services to London Victoria in 48 minutes.

Oldbury & Seal Chart is situated to the north of the site and contains many paths and bridleways. It is owned by the National Trust along with other nearby properties such as Ightham Mote & Knole Park.

Site Description

Foxbury Farm has been associated with the Mitchell family for five generations since 1909, growing hops, strawberries, cob nuts and more recently lavender. Lately, the farm buildings have been principally used for storage of apples from local Kent orchards prior to onward delivery.

The property is accessed via Stone Street, a quiet residential hamlet comprised predominantly of both traditional and modern detached dwellings in large plots with woodlands to the north of the property. It is situated within the Kent Downs Area of Outstanding Natural Beauty.

The property comprises a number of buildings, including an impressive Grade II Listed Oast House at the forefront of the site. The Oast House is a late nineteenth century three storey building with close-jointed Kentish ragstone elevations. There are six attached roundels, two at each end and two to the rear, with a symmetrical front elevation.

Other buildings on site include the farmhouse and cottage, open cart shed, steel framed cold storage buildings, a brick-built store and corrugated iron barns. The total area of the site extends to 3.69 acres (1.495 hectares).

Schedule of Accommodation

Lot 1

Plot	Description	Beds	Parking	Sq Ft
1	Semi detached HA	3	2 car barn spaces	1033
2	Semi detached HA	2	2 car barn spaces	871
3	Semi detached HA	2	Car barn & space	946
4	Semi detached HA	2	Car barn & space	946
5	GF apartment HA	1	Space	634
6	FF apartment HA	1	Space	581
7	Detached	5	Double car barn	2141
8	EOT bungalow	2	Double car barn	1076
9	Link Terrace	4	Double car barn	2001
10	Link semi-detached	3	Double car barn	1301
11	Mid terrace	3	Double car barn	1624
12	EOT bungalow	4	Double car barn	2184
13	End of terrace	3	2 spaces	1377
14	Mid terrace	3	2 spaces	1377
15	End of terrace	3	2 spaces	1366

Schedule of Accommodation

Lot 2

Plot	Description	Beds	Parking	Sq Ft
1	GF apartment	3	2 spaces	3132
2	FF apartment	3	2 spaces	3207
3	SF apartment	3	2 spaces	3207
4	Detached	2	2 spaces	1087
Farmhouse	Semi detached	3	2 spaces	1765
Cottage	Semi detached	3	2 spaces	1055

Planning Information

The local planning authority is Sevenoaks District Council. The property is identified as falling within the Kent Downs Area of Outstanding Natural Beauty .
The site currently has the following planning in place:

LOT 1 'Demolition of existing buildings. Erection of 15 dwellings, including 6 affordable units, with change of use and conversion of existing Cart Shed and Boulton & Paul agricultural building to office accommodation with associated parking, landscaping scheme and alterations to vehicular access.' (No: 17/02596/FUL)

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=OUJ38QBKN2V00&previousCaseNumber=LO7WGNBK05S00&previousCaseUpn=010013772224&activeTab=summary&previousKeyVal=OIYAHVBK05S02>

'Demolition of existing large Boughton & Paul agricultural buildings, works to small Boulton & Paul agricultural building to provide office accommodation and works to existing Cart She to provide vehicle parking'. (No: 17/02597/LBCALT)

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?keyVal=OUJ38SBKN2W00&activeTab=summary>

Section 106 / CIL – As part of permission 17/02596 six of the proposed dwellings are to be occupied as affordable housing. We understand no CIL is payable.

LOT 2 'Conversion of existing Oast and detached brick outbuilding with erection of a single storey side extension to form 4 dwellings. Associated parking and landscaping and refurbishment of the existing farm house and cottage to include side and rear extensions. Alterations to fenestration.' (No: 18/02605/FUL)

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=PDIF87BKM9E00&previousCaseNumber=LO7WGNBK05S00&previousCaseUpn=010013772224&activeTab=summary&previousKeyVal=OIYAHVBK05S02>

Overage

The property has two planning permissions which combine to provide 21 dwellings . In the event that further planning consents are approved the vendor will seek overage on a £ per sq.ft/m basis.

Tenure

The freehold title of the property is registered under title numbers K824849, TT20229 & TT20230. One of the houses is currently let on an Assured Shorthold Tenancy and one has a Rent (Agriculture) Act 1976 tenant whom we understand is moving off site . A legal summary is available on request.

EPC

Foxbury Farm Cottage has a Grade E energy efficient rating.

The Oast and farm buildings are EPC exempt due to either being listed, a non-residential agricultural building or have planning to be demolished .

Services

We understand the Property is connected to three phase electricity, mains water and sewage. Connection to Gigaclear for ultrafast fibre broadband is available on site with capacity for 24 connections. Calor Gas have expressed an interest in providing underground tank supply.

Additional information

Further detailed information, is available from our website www.rpclandandnewhomes.co.uk/land-for-sale

VAT

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

Agents Note

The purchaser will be contractually obliged to pay the vendor's agents fees of 1.75 % +VAT of the final purchase price on legal completion.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633 or Savills Sevenoaks 01732 789750 .

Method of sale

Offers are invited on an informal tender as a whole or individual lots ,(subject to contract only) .All offers should be submitted by 12.00 pm on Friday 18th October 2019 .Bids must be addressed to RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB or Savills Sevenoaks ,74 High Street ,Sevenoaks ,TN13 1JR.

In submitting a proposal please include the following:

1. Offer price and confirmation of the associated area (whole or part).
2. Details of any assumptions and conditions, including any abnormal costs / S106 allowed.
3. Due diligence already undertaken, including confirmation of reviewing the website information.
4. Due diligence required prior to exchange of contracts along with associated timeframe.
5. Confirmation of exchange and completion timescales.
6. Proposed use or development scheme.
7. Confirmation of purchasing entity, including full contact details.
8. Board approval status or required process.
9. Confirmation of funds, (including Bank / Loan confirmation if required).
10. Confirmation of overage and vendor Agent fee reimbursement.
11. Full solicitor's details.
12. Previous track record of similar purchases.

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

As a Regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

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Misrepresentation Clause

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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.

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