

Single Freehold building plot with detailed planning for a 3 bedroom detached house



Land adjoining

OIRO £125,000

11 Longview Way
Tunbridge Wells
Kent
TN2 3BP

For Sale

Site Description

The site is of regular shape sloping from East to West. It is currently covered in hard standing and concrete bases where the now demolished garages stood. The site is generally well defined by fencing & hedgerows.

Location

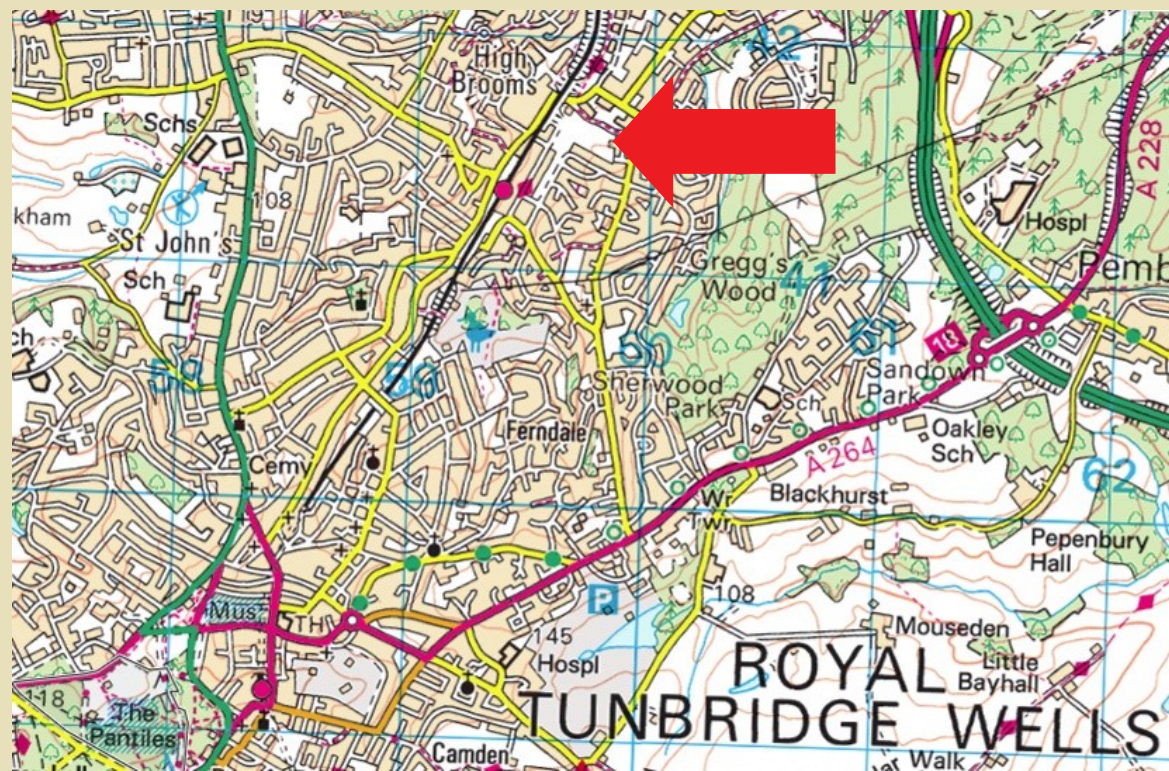
At the end of a cul-de-sac the site is approached through an adopted road of terraced houses built in the 1950's of concrete construction. It adjoins an area of open space with a pavilion.

The site is conveniently situated within easy walking distance of the North Farm Retail Park and is c. 1.5 miles from Tunbridge Wells High Street providing excellent shopping facilities and Main Line station with services to London. The general area provides excellent sporting facilities, schools for all ages and pleasant walks.

The A21 trunk road is c.. 1 mile distant and provides access north to London and south to the coastal towns.

Planning

Detailed Planning consent was granted by Tunbridge Wells Borough Council under ref 17/01425/FUL dated 12th July 2017 for the demolition of the existing 7 garages and the erection of a 3 bedroom detached house with 11 parking spaces.



Proposed Dwelling

The proposal is for a two storey detached dwelling of approx.98 sq m (1,050 sq ft) providing an entrance hall, cloakroom, lounge/diner, kitchen on the ground floor and three bedrooms, and family bathroom on the first floor. Externally there are gardens to the rear and side along with 11 no. parking spaces.

Services

It is understood that all mains services are within the vicinity but interested parties must make their own enquiries with the relevant statutory authorities to ensure supply & capacity

VAT

The owners have elected not to charge VAT on the sale

Tenure

The site is sold freehold with vacant possession

Restrictive Covenant

The owners shall restrict the development to that size that has received planning consent under ref 17/01425/FUL dated 12th July 2017. Any alterations will require written authorisation from the owners which shall be solely at their discretion .

Viewing

The site is viewable from the public highway and can be viewed at any reasonable time. All viewings are undertaken at your own risk.

Method of Sale

The site is offered for sale by way of Private Treaty. All offers must be submitted in writing sellers Sole Agent RPC Land & New Homes by email to p.randall@rpcland.co.uk

In making your offer please advise the following:-

- 1) Amount offered
- 2) How the purchase is to be funded
- 3) The name and address of your solicitors
- 4) Any conditions you would need to attach to your offer
- 5) Any site investigations or other due diligence needed to be carried out prior to an unconditional exchange of contracts

Please note the Sellers' reserve the right not to accept the highest or any bid made for the site.

Agents Details

Peter Randall

01732 363633

p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

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Tonbridge

Kent, TN9 1BB

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