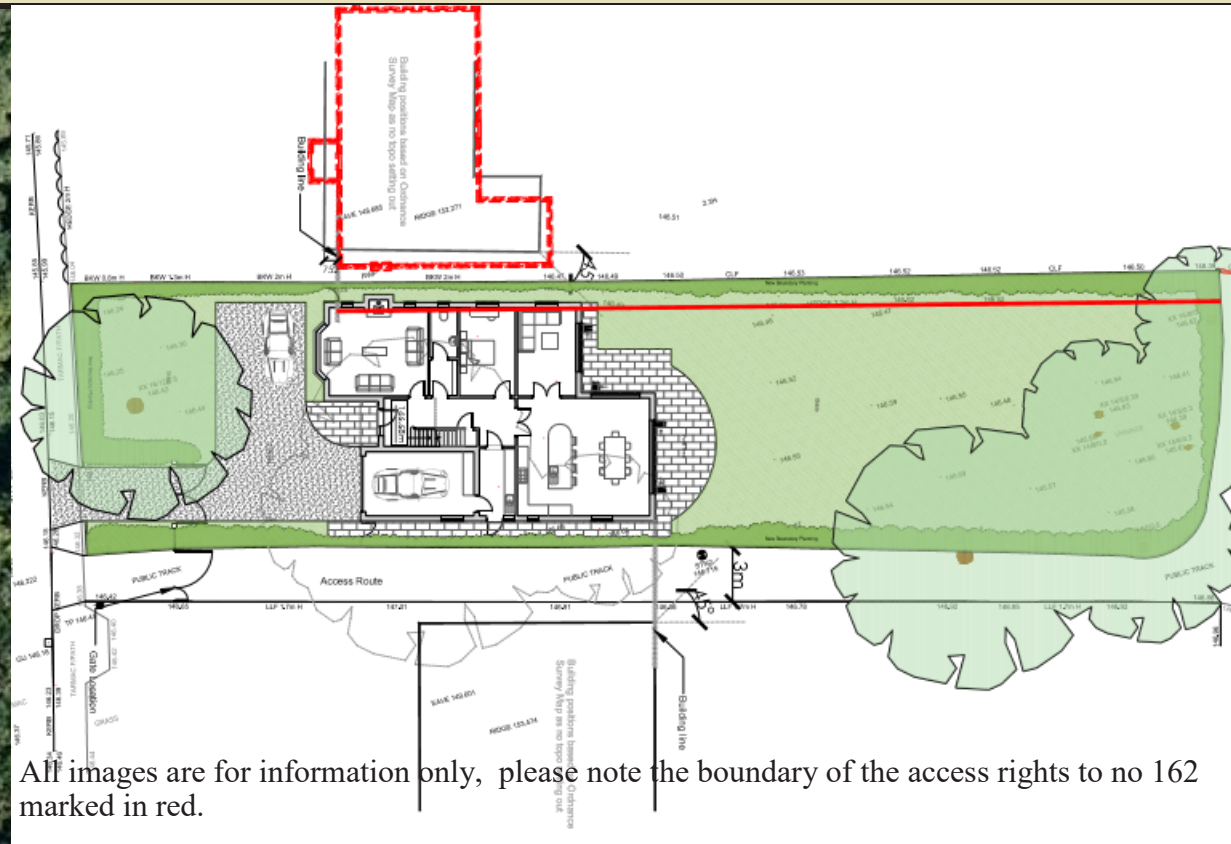


Exciting Potential Development Opportunity (subject to minor planning revisions)

For a detached 4/5 bedroom chalet bungalow in a established residential road.



All images are for information only, please note the boundary of the access rights to no 162 marked in red.

**Land south of 162 Hever Avenue, West Kingsdown**

West Kingsdown  
Sevenoaks  
Kent  
TN15 6DU

**For Sale**

## Site Description

The site, being the land south of 162 Hever Avenue, is generally rectangular in shape and we understand has a frontage to Hever Avenue of approximately 15m and depth of around 63m. The plot is generally flat and is covered in scrub and trees. Along the length of the southern boundary we understand there is a 3m strip being retained to provide access to the area of woodland to the east of the site.

Please note within the northern boundary is an “access strip” from the frontage of number 162 to the rear of the site. This is included in the sale but subject to rights in favour of 162 Hever Avenue.

## Location

Located in Hever Avenue, an established residential area on the north east side of West Kingsdown, within a short distance of local shops, pub, library, medical centre and Church. West Kingsdown is situated on the A20 giving good access by car to the M20, M25 and M26. For keen golfers the London Golf Club is around 2 miles away whilst Brands Hatch (the home of British Formula One between 1964 and 1986) lies to the north of West Kingsdown.

Bluewater with its excellent shopping and leisure facilities is around 11 miles distant, and rail services to London are located at Longfield and Borough Green at 5.5 miles or Swanley at around 6.5 miles.



ALL PLANS FOR IDENTIFICATION ONLY

## Planning Information

The site (including the adjacent access strip for 162 Hever Avenue) has full planning permission for the erection of a 3021 sq ft detached 4/5 bedroom chalet bungalow with an integral garage. Planning was granted on the 20th of October 2017, planning reference is 16/02931/FUL (and subject to conditions)

Please note that in view of the access rights in favour of 162 Hever Avenue this approval will need amendment.

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OE4CJUBKM3F00>

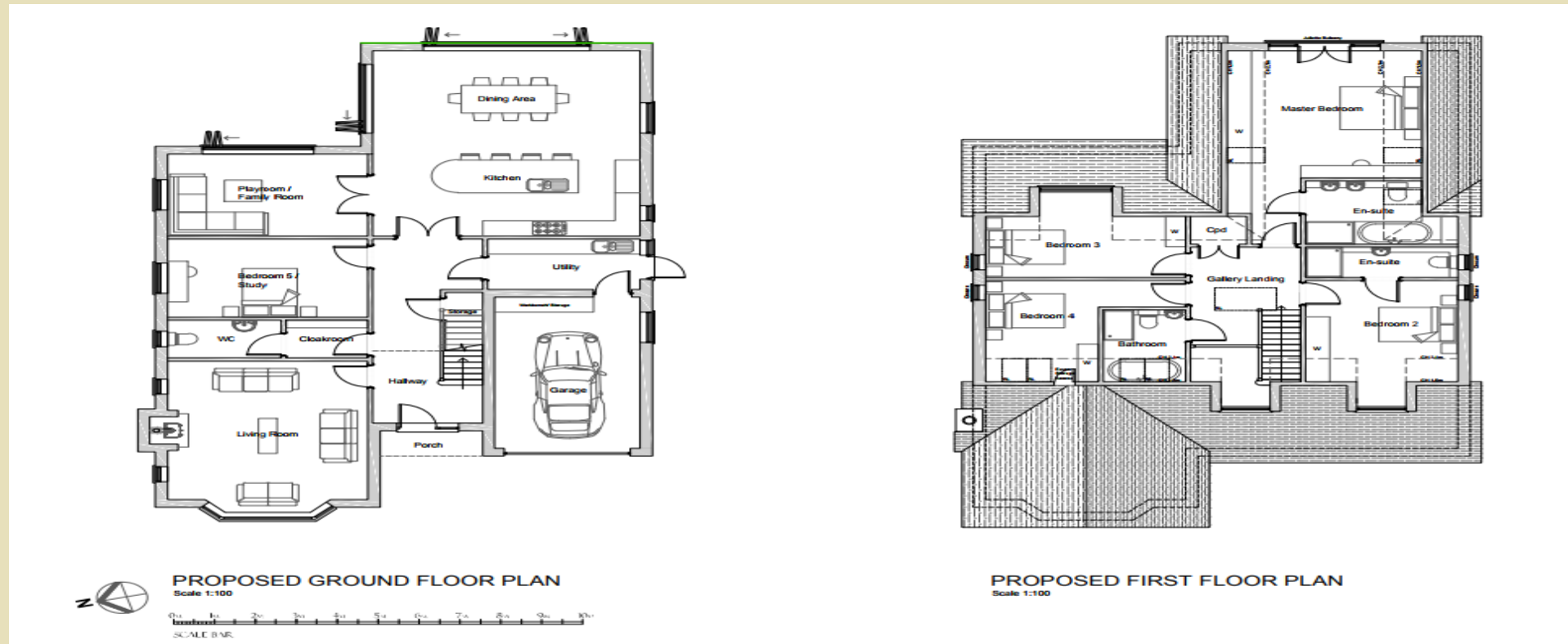
We understand from the revised drawings prepared by the vendors architects it will be necessary to seek a further approval by way of minor material amendment to revise the unit to bring the chimney and flank wall into the revised site boundary.

Please note there is a tree which has a TPO (tree protection order) to the front of the site opposite Hever Avenue, details can be found below.

[http://www.rpclandandnewhomes.co.uk//file\\_upload/Draft-TPO-Order.pdf](http://www.rpclandandnewhomes.co.uk//file_upload/Draft-TPO-Order.pdf)

## Infrastructure

Contributions to CIL (Community Infrastructure Levy) will be required, we understand this is £23,873.54.



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## Services

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

## Tenure

The site is sold Freehold with vacant possession on completion.

## Method of sale

To be sold in conjunction with Joint Auctioneers Clive Emerson in October 2019– Further details to follow

## Viewing

The site may be viewed at any reasonable time during daylight hours, by prior appointment with the owner`s sole agents.

## Agents Note

Purchasers should note a 3m strip along the southern boundary of the site is excluded from the sale. In addition a further maintenance /access strip within the northern boundary between the frontage of 162 Hever Avenue to the rear of the site is subject to rights in favour of the adjacent owners in no 162.

## Agent Details

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