

LAND & NEW HOMES



Exciting Development Opportunity for Attractive Single Plot with Planning Consent on the Swanley Village Boundary

The Land adjacent to Cedar
Lodge, Wood Street, Swanley
Kent BR8 7PA

Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site comprises of a roughly rectangular plot to the south of Wood Street. The site accommodates four containers, (which will be removed by the Vendor prior to completion). The vehicular access is to the north of the site, linking it to Wood Street. There is a well established tree line along the western boundary. The site slopes form East to West.

The site is well located for access to London, the M25, with its links to Gatwick and Heathrow airports, and the channel ports via the M20/A2. Furthermore, Swanley Station service to London Bridge has an estimated journey time from 19 minutes.

The site is also well placed to benefit from an excellent range of state and private schools, including Grammar schools. As well as a plethora of recreational activities, including some notable golf clubs such as Birchwood Park Golf Club, The London Golf Club and Wilderness. Moreover, a wide range of shops, restaurants and services and can be found at Bluewater shopping centre.



Planning

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Planning Ref: [24/02390/FUL](#)

Appeal Ref: APP/G2245/W/24/3357122

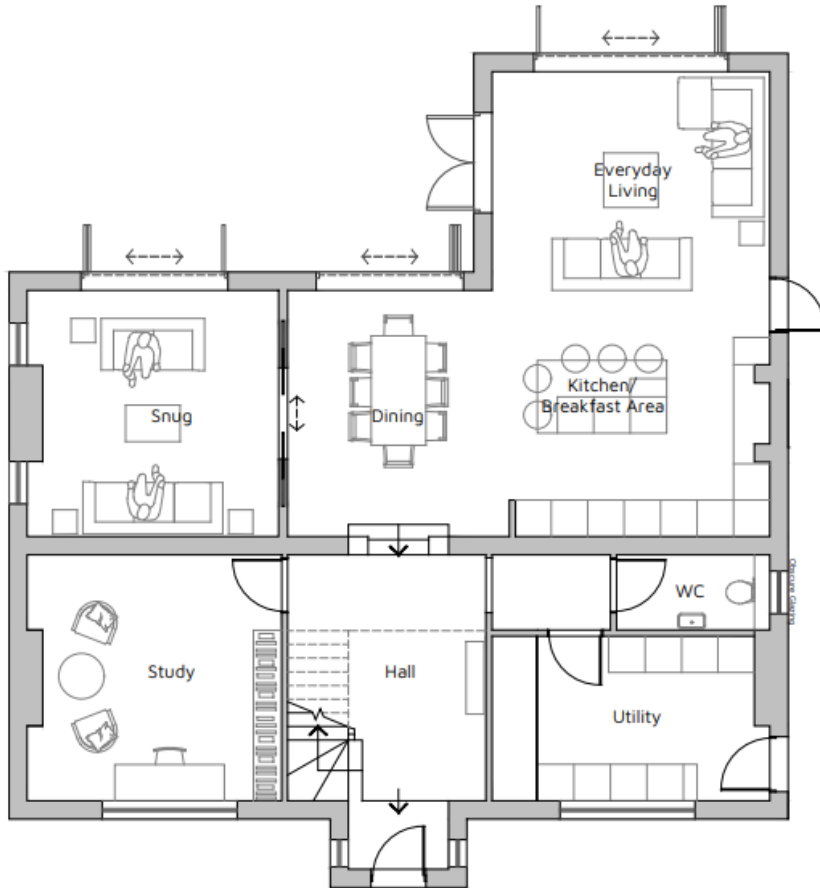
Decision Date: 20th June 2025

The site has a planning consent for the *Erection of a single detached dwelling, car barn, with landscaping alterations and all other associated works.*

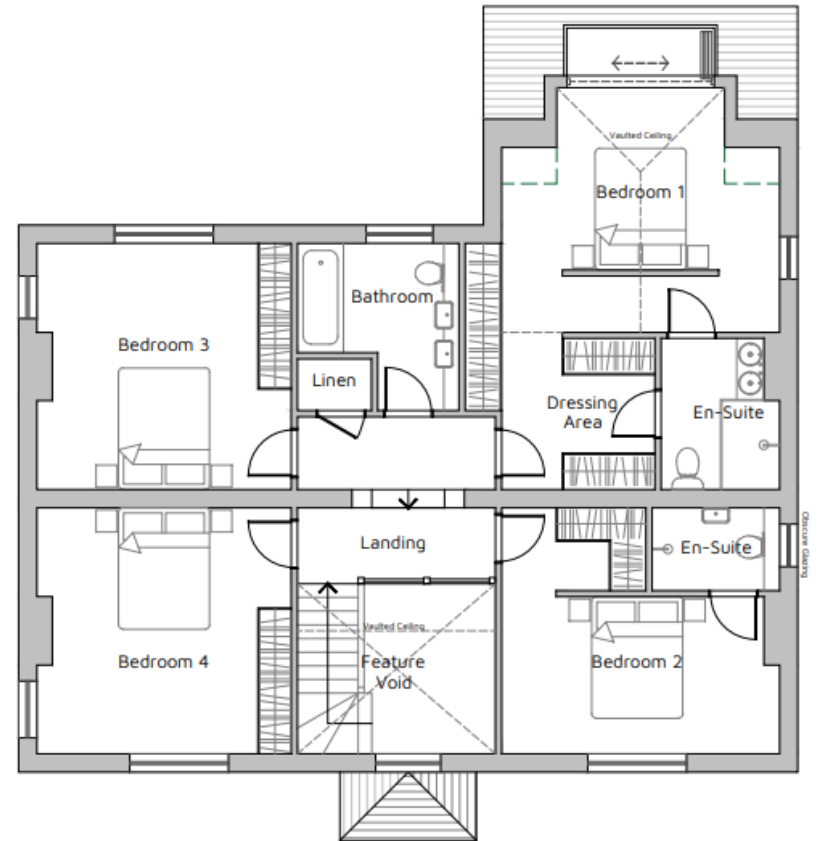


Floorplans

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Proposed Ground Floor Plan



Proposed First Floor Plan

Sales and Viewing Information

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Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

The site is to be sold Freehold with vacant possession on Completion.

VAT

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- 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.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

Agent Details

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Peter Bowden

01732 363633

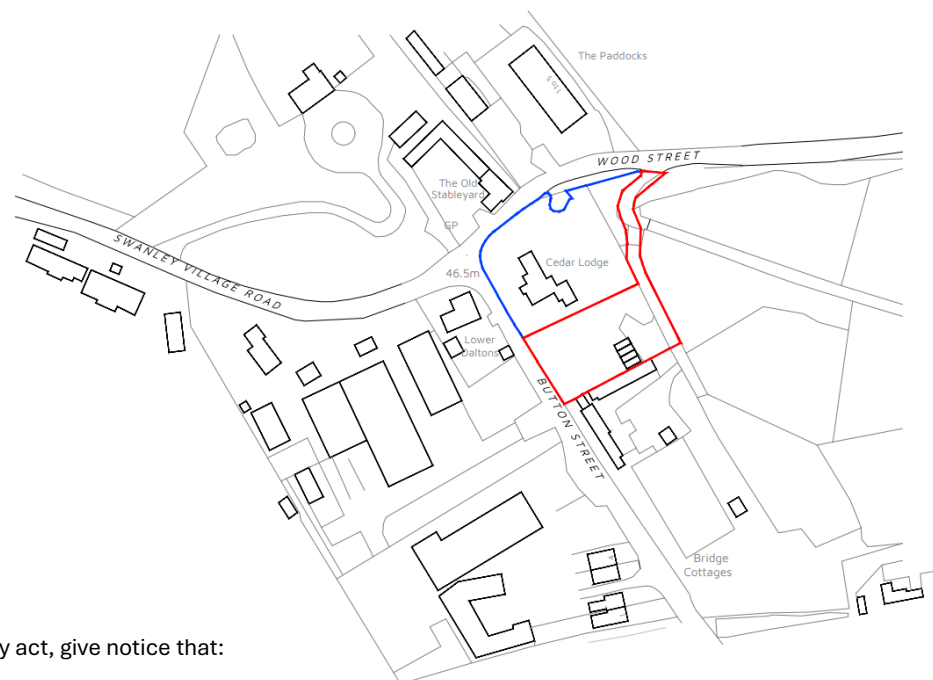
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Misrepresentation Clause

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