

For Identification purposes only



Exciting Development Opportunity With Planning Consent
for 8 Flats in Central Wrotham Location

Land East Of Courtyard Gardens
West Street Wrotham Sevenoaks
Kent TN15 7AR

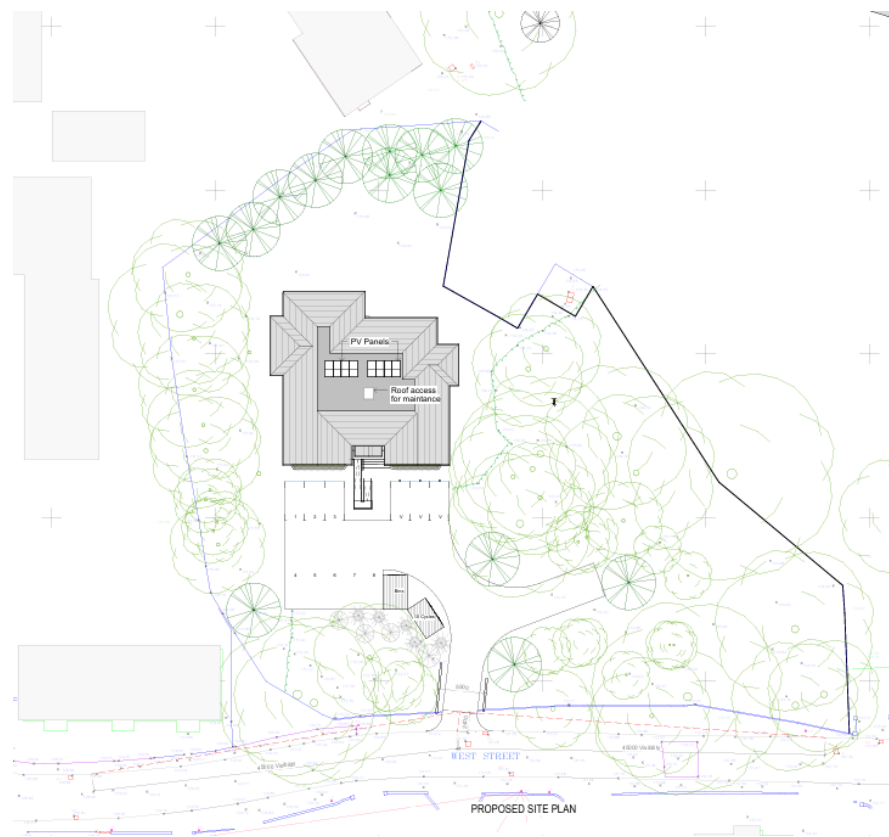
Site Description and Location

The site occupies an attractive position on West Street, Wrotham, within an established residential area and only a short walk from the historic village centre.

The property comprises an irregularly shaped residential development site, surrounded principally by existing housing and apartments, including the development at St George's Court approximately 100 metres to the west.

Wrotham is a highly regarded Kent village situated at the foot of the North Downs, offering an attractive semi-rural setting while remaining well connected. The village centre provides a range of local shops and amenities, together with primary schooling, while Wrotham Secondary School is also nearby.

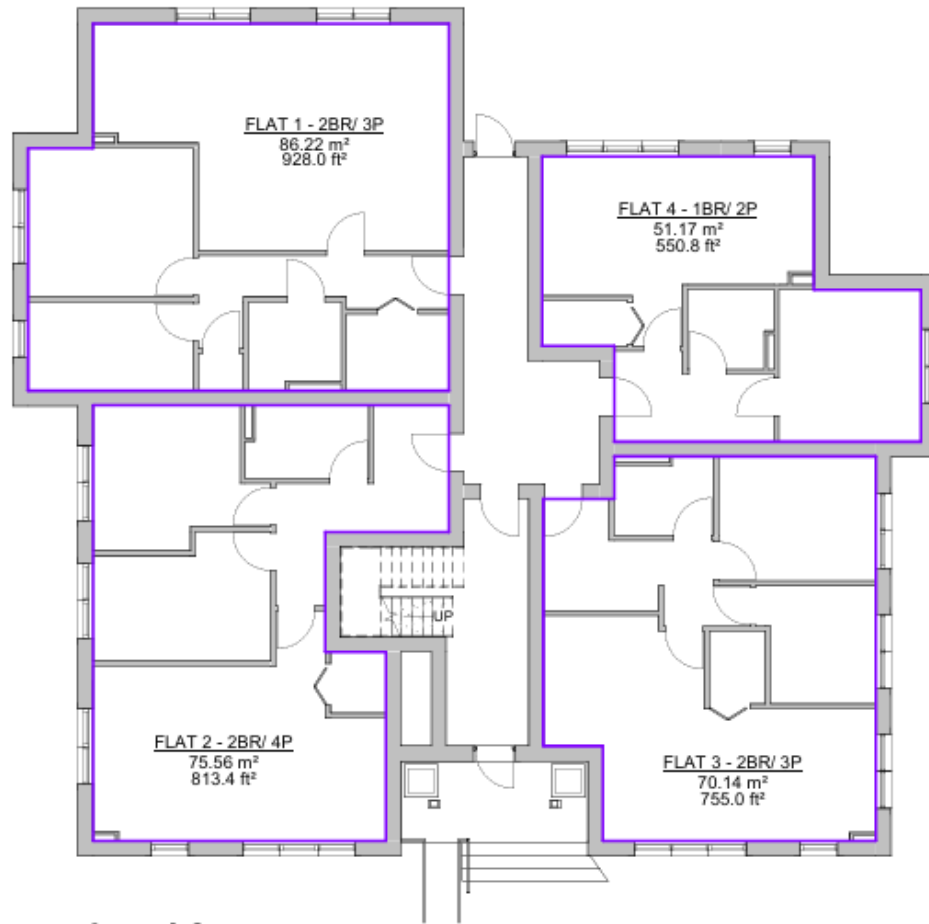
Borough Green & Wrotham railway station is approximately one mile to the south and provides regular services towards London and Ashford. The M20 and M26 motorways are readily accessible, providing convenient connections to the M25 and wider motorway network.



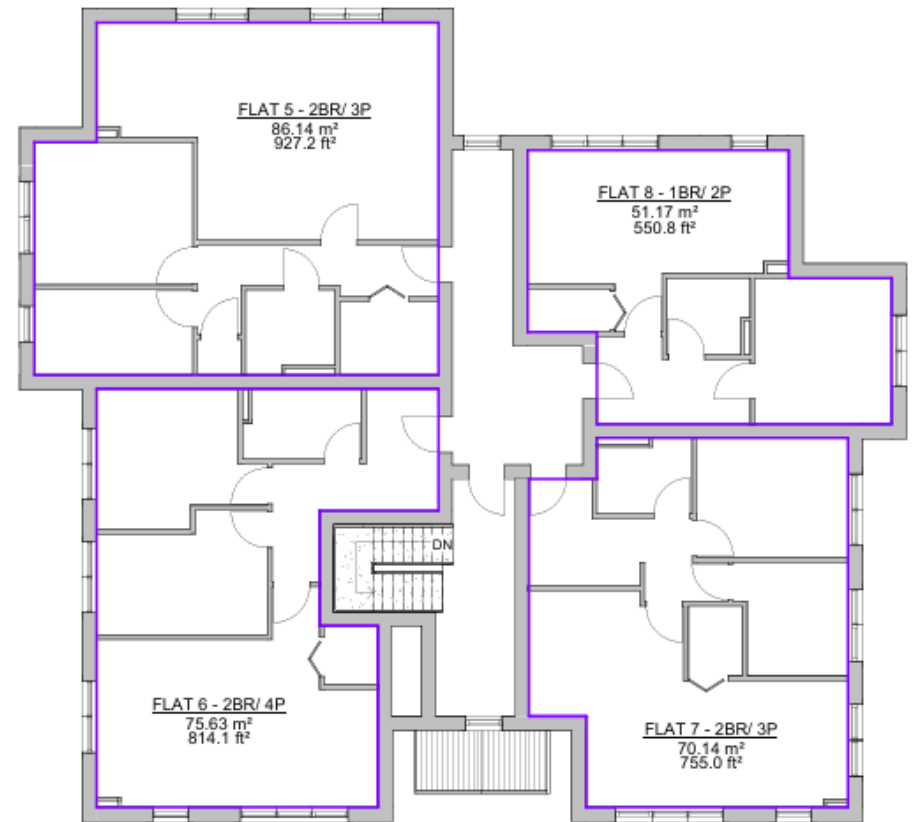
Planning

The Site has as planning consent under Ref: [25/00373/FL](#).

For the: *Erection of a block of 8 flats with associated access, landscaping, cycle storage and parking*



Level 0



Level 1

Sales and Viewing Information

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 in excess of £500,000. All bids must be submitted in writing to RPC's Tonbridge Office.

K.Munday@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.

Ken Munday

01732 363633

07904 372142

k.munday@rpcland.co.uk



Important Notice

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These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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