

# Exciting Consented Development Opportunity with Planning Consent for Thirteen Two and Three Bed Homes (No Affordable) ,within walking distance of High Brooms

rpc

Land



Location Plan - 1:1250



All Drawings for Information Only

Land at 123 Silverdale Road

123 Silverdale Road  
Tunbridge Wells  
Kent, TN4 9HX

**For Sale**

## Site Description

The site comprises the existing property 123 Silverdale Road and adjacent former yard. The site which is accessed from Silverdale Road is generally level ,with scrub and existing trees and comprises some 0.23 hectares (0.568 acres) .

## Location

The site is located in an established principally residential area around 0.8 miles from The Royal Victoria Place Shopping Centre and 1.4 miles from the Town Centre, Local Shops are a short walk and the High Brooms Station (London Charing Cross 54 mins) about 0.3 miles.

Tunbridge wells is a sought after historic town with excellent facilities, including shops, restaurants, The historic Pantiles and well known schools. The site enjoys good access to the nearby Retail Park at North Farm and onward access to the A21 providing access to the coast and London / M25.



## Planning Information

Planning permission was granted by Tunbridge Wells Borough Council on the 11/10/19 planning ref 18/01876/Full, for residential redevelopment to accommodate 13 houses in three blocks comprising Two -2 bed houses, Four -3 bed houses, Three- - 2 bed maisonettes, Two—3 bed maisonettes ,One— 2 bed flat and One- - 3 bed flat with associated parking. Planning Consent was granted subject to a S106 with costs of circa £ 27,300 ,plus an off-site Affordable Contribution of some £ 395,000

Please see link below :

<https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PA9HAETYJRL00>

## VAT

To be confirmed.

## Services

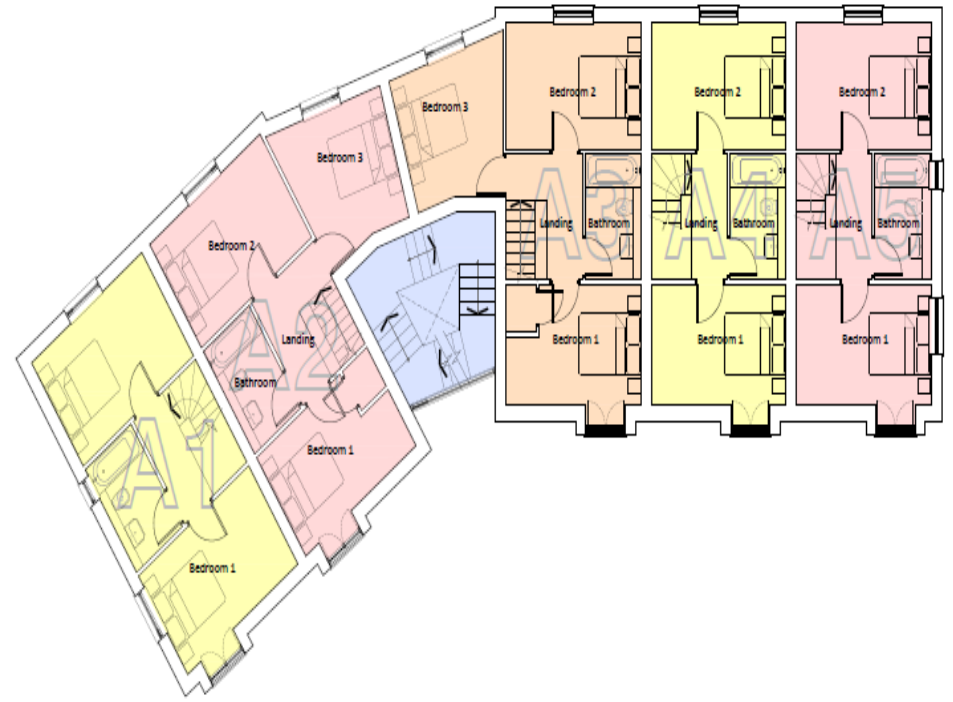
All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.



All Drawings for Identification only

## Schedule of Accommodation

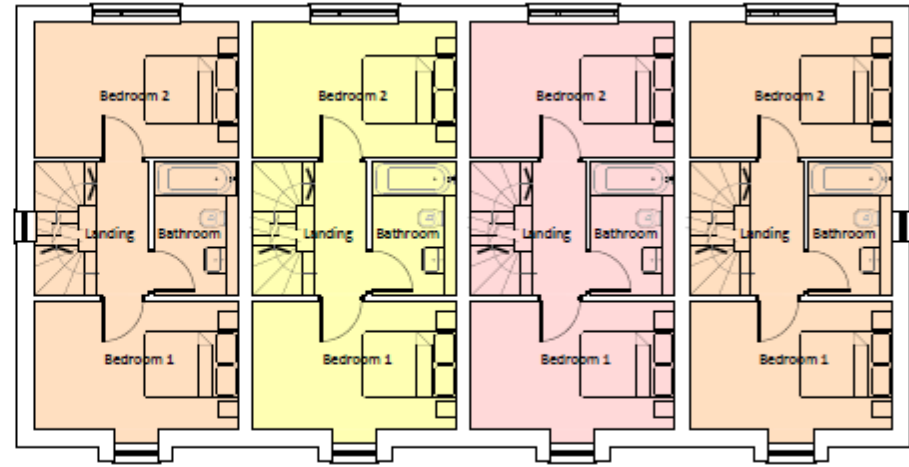
<b>Number</b>	<b>Description</b>	<b>Parking</b>	<b>Approx.Sq.ft</b>
<b>M1</b>	<b>EOT maisonette</b> <b>Ground floor: kitchen, living / dining, wc</b> <b>First floor: 2 beds, 1 bath</b>	<b>1</b>	<b>741</b>
<b>M2</b>	<b>MT maisonette</b> <b>Ground floor: kitchen, living / dining , wc</b> <b>First floor: 3 beds, 1 bath</b>	<b>1</b>	<b>871</b>
<b>M3</b>	<b>MT maisonette</b> <b>Ground floor: kitchen, living / dining, wc</b> <b>First floor: 3 beds, 1 bath</b>	<b>1</b>	<b>871</b>
<b>M4</b>	<b>MT maisonette</b> <b>Ground floor: kitchen, living / dining, wc</b> <b>First floor: 2 beds, 1 bath</b>	<b>1</b>	<b>741</b>
<b>M5</b>	<b>EOT maisonette</b> <b>Ground floor: kitchen, living / dining, wc</b> <b>First floor: 2 beds, 1 bath</b>	<b>1</b>	<b>741</b>
<b>Apt 6</b>	<b>Second floor apartment</b> <b>Open plan kitchen/ living/ dining, master bed</b> <b>with Ensuite, bed 2, bathroom</b>	<b>1</b>	<b>696</b>
<b>Apt 7</b>	<b>Second floor apartment</b> <b>Open plan kitchen / living / dining, master bed</b> <b>with En-suite, 2 further beds, bathroom</b>	<b>1</b>	<b>997</b>
<b>ET8</b>	<b>EOT 3 bed, 2 bath townhouse</b>	<b>1</b>	<b>1023</b>
<b>MT9</b>	<b>MT 3 bed, 2 bath townhouse</b>	<b>1</b>	<b>1023</b>
<b>MT10</b>	<b>MT 3 bed, 2 bath townhouse</b>	<b>1</b>	<b>1023</b>
<b>ET11</b>	<b>EOT 3 bed, 2 bath townhouse</b>	<b>1</b>	<b>1023</b>
<b>SD12</b>	<b>Semi-detached, 2 bed, 1 bath house</b>	<b>1</b>	<b>741</b>
<b>SD13</b>	<b>Semi-detached, 2 bed, 1 bath house</b>	<b>1</b>	<b>741</b>



Block A all Drawings for Identification only



Ground Floor



First Floor



Second Floor



Block B - West Elevation

Block B All plans for identification only

## **Tenure**

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

## **Method of Sale**

The site is offered for sale by Private Treaty .

All offers must be submitted in writing to RPC's Tonbridge Office. (p.bowden@rpcland.co.uk)

The freehold site is offered to the market with unconditional offers invited.

All offers must include.

1. Offer price for the property.
2. Details of further due diligence required prior to exchange of contracts.
3. Confirmation that S106 costs have been allowed.
4. Confirmation of funds.

The vendor is not under any obligation to accept the highest or indeed any offer.

## **Viewing**

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

## **Agent`s Note**

We have agreed with the Vendors that the Purchasers will be responsible for RPC Land & New Homes fees at 1.75% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

## Agent Details

**Peter Bowden**

**01732 363633**

**P.Bowden@rpcland.co.uk**

**West Kent Office**

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



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