

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

rpc

Land



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, 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

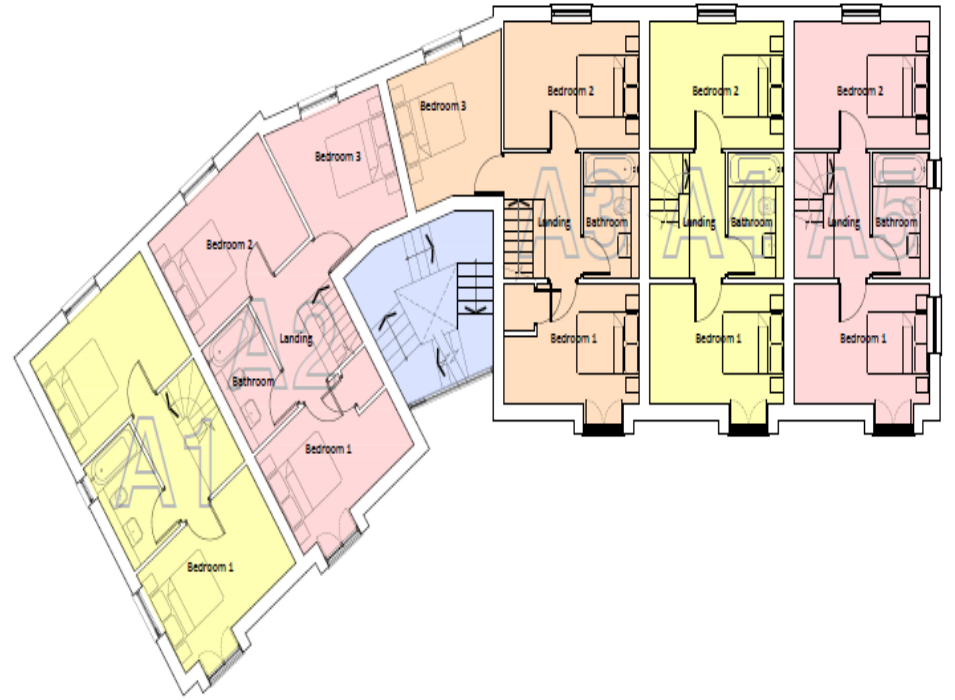
All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.



All Drawings for Identification only

Schedule of Accommodation

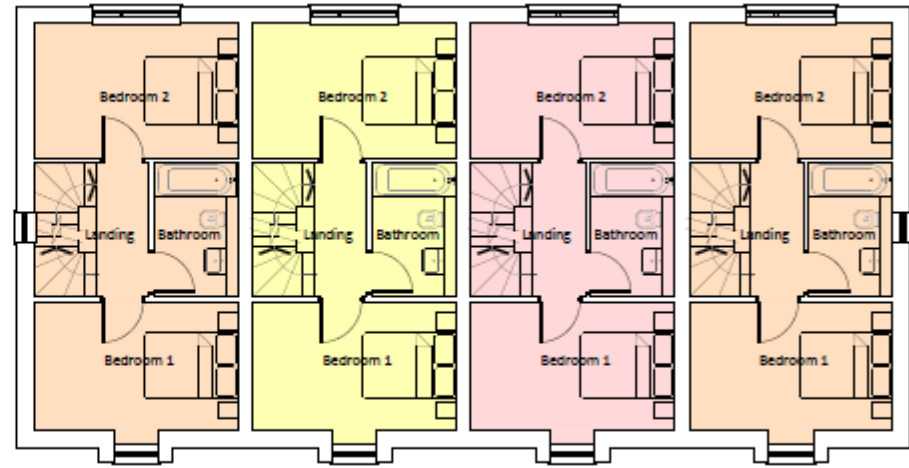
Number	Description	Parking	Approx.Sq.ft
M1	EOT maisonette Ground floor: kitchen, living / dining, wc First floor: 2 beds, 1 bath	1	741
M2	MT maisonette Ground floor: kitchen, living / dining , wc First floor: 3 beds, 1 bath	1	871
M3	MT maisonette Ground floor: kitchen, living / dining, wc First floor: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



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

Offers are invited by way of an Informal Tender, all offers must be submitted in writing to RPC's Tonbridge Office.

The deadline for receipt of bids is 12 noon on Thursday 20th March **2020**.

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



Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.