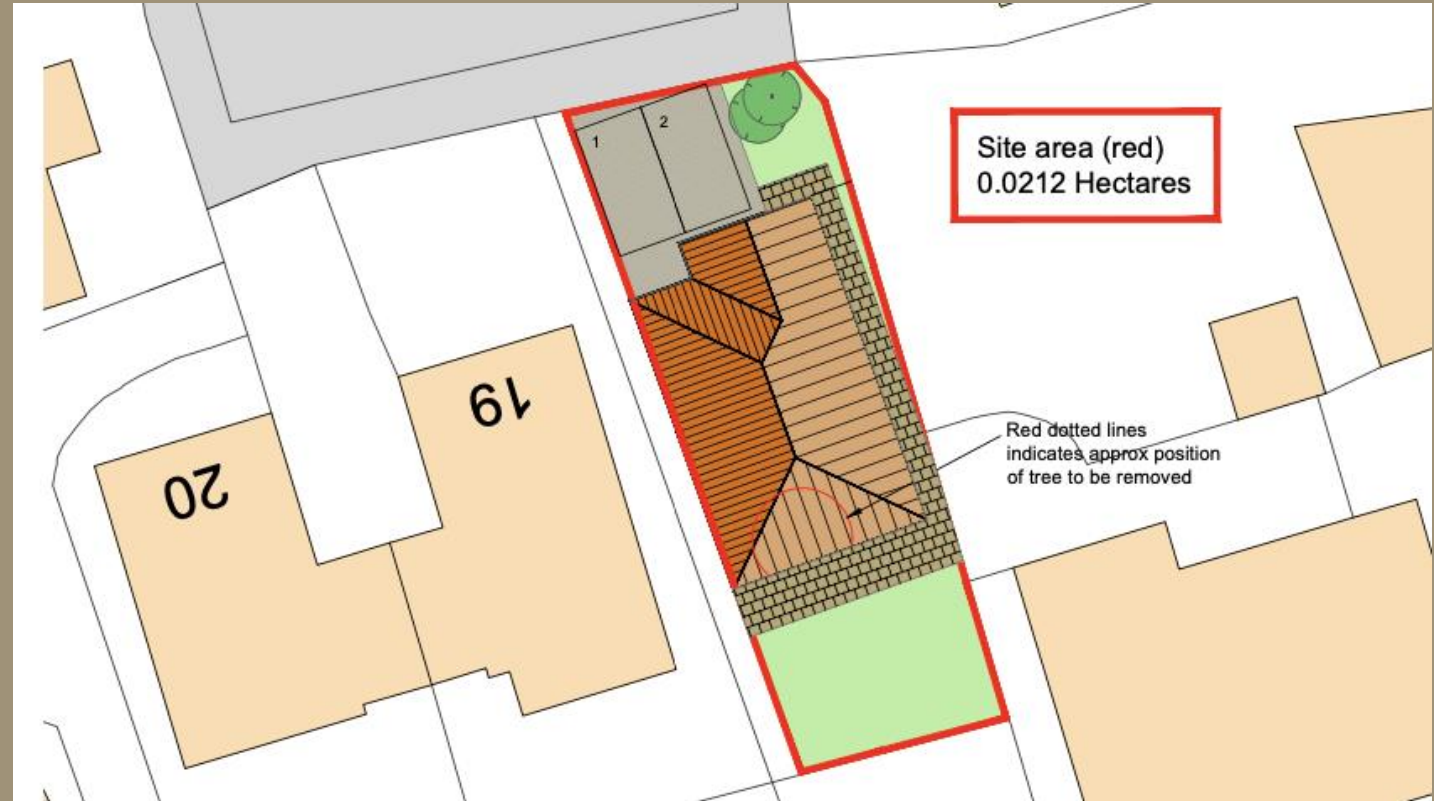
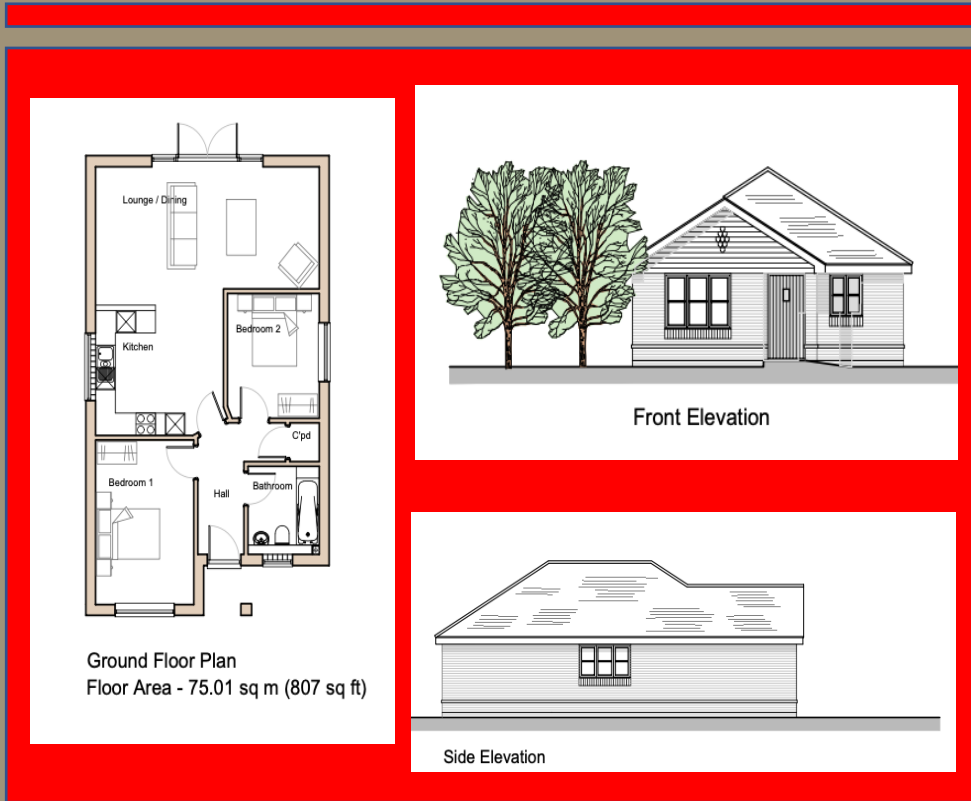


Consented Development Opportunity for 2 Bedroom Bungalow, close to shops



Land East of 19 Scotts Way Riverhead KENT TN13 2DG

Site Description

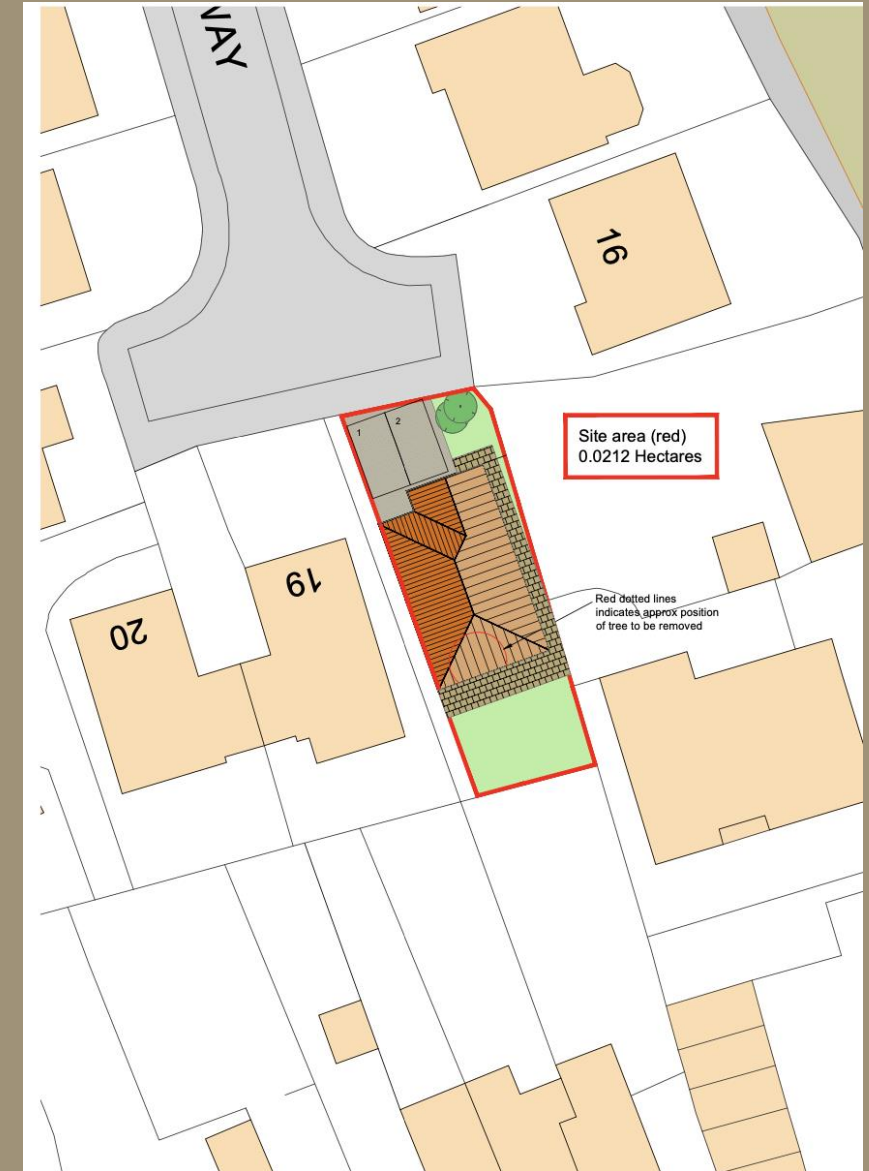
The site which is positioned to the West of 19 Scotts Way, we understand is approximately 0.052 acres, (0.0212 hectares and 2120 sqm). The site is rectangular in shape and slopes slightly from East to West.

The current access is from Scotts way via an existing drop down kerb and timber gates. The site is currently overgrown with scrub and trees.

The approved bungalow is a detached, single storey 2-bedroom residential dwelling, with associated access and parking.

We understand the current access will be retained and used for vehicular access, and the proposed driveway will provide the property with off street parking for two vehicles.

When the planning application was amended it excluded a small strip along the western boundary of the site. Further details available on request.



Location



The site is situated within the Parish of Riverhead at the head of a cul-de-sac of residential properties and positioned within easy walking distance of local shops including Tesco's at Riverhead.



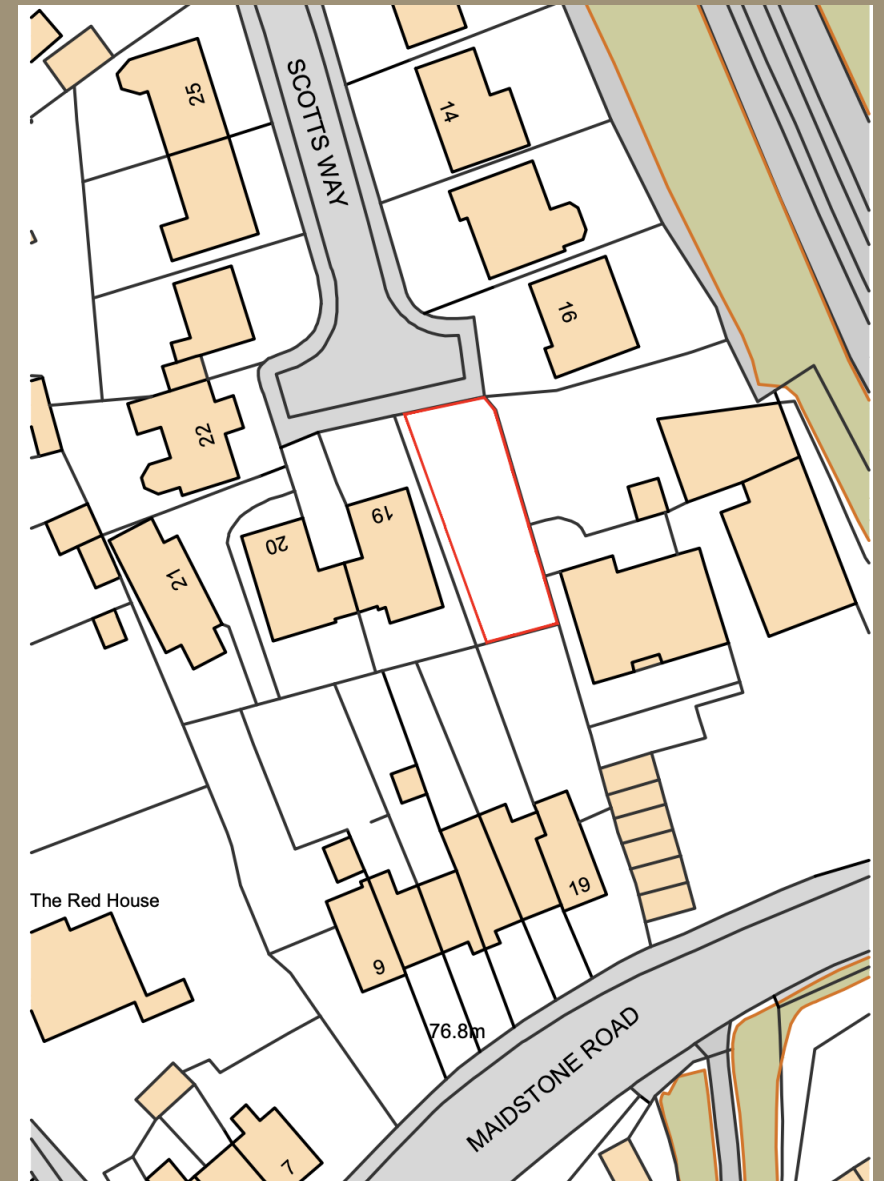
Sevenoaks Station is approximately 1 mile away with its 24 minutes service to London Bridge, while Dunton Green Station is an estimated 18 minutes walk away.



Sevenoaks Town centre with its plethora of shops, restaurants, and amenities is located approximately 1.5 miles away.



Riverhead is also very well connected with Regular bus services operating to the towns of Sevenoaks and Tonbridge, while the A21/M25 junction is located a few minutes away, giving access to London, Bluewater, the coast and Gatwick / Heathrow.



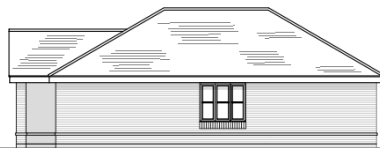
Planning Information

The Vendors Planning Application has recently been Approved by Sevenoaks District Council ref: [20/03374/FUL](#) for the erection of a new, single storey, 2 bedroom dwelling (circa 807 sq.ft.) with associated access and parking, including the removal of an existing timber shed and should be read in conjunction with the submitted plans.

- The site is offered for sale, with the benefit of planning approval.
- When the planning application was amended it excluded a small strip along the western boundary of the site. Further details available on request.



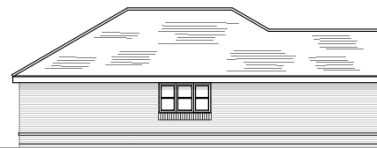
Front Elevation



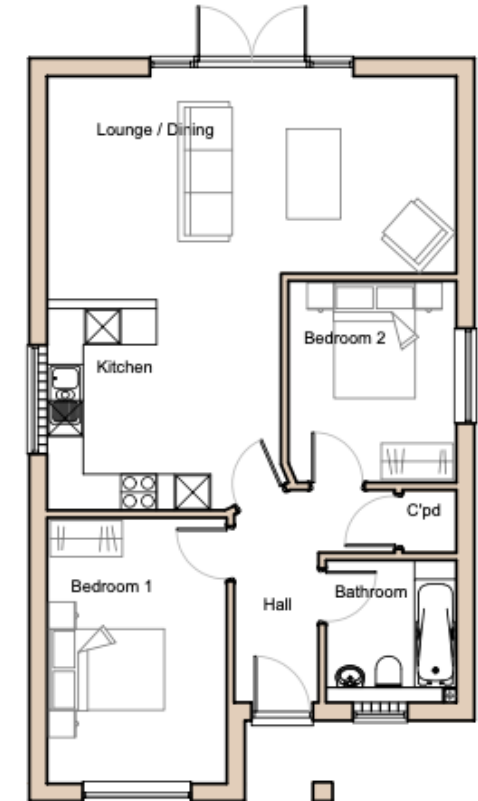
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan
Floor Area - 75.01 sq m (807 sq ft)

Additional 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

- To be confirmed

Method of Sale

- The site is offered for sale by Informal Tender with Offers required by 12.00 noon on Thursday 29th April 2021
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.
- Offer price for the property.
- Details of further due diligence required prior to exchange of contracts.
- Confirmation that S106/ CIL costs have been allowed.
- Details of any overage should consent be subsequently approved for a Chalet style living accommodation.
- 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 which will be payable on Legal completion and this should be taken into consideration when making any offers.

Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



Land

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.

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

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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.

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