

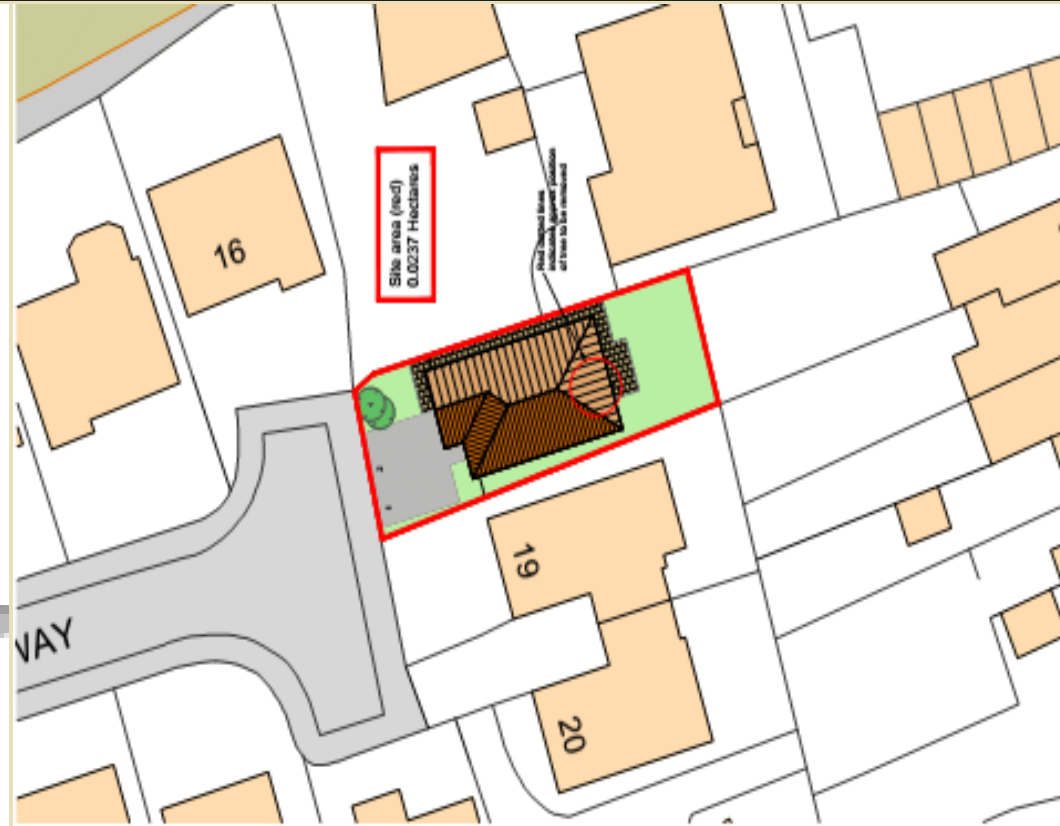
# Exciting Development Opportunity for 2 Bedroom Bungalow, Subject to Vendors Planning Application

rpc

Land



Front Elevation



Land East Of 19 Scotts Way Riverhead

All Drawings for Information Only

Land East of 19 Scotts Way Riverhead  
KENT TN13 2DG

**For Sale**

## Site Description

The site which is positioned to the West of 19 Scotts Way , we understand is approximately 0.058 acres, (0.0237 hectares and 237 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 proposed 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, the storage shed will be removed and the proposed driveway will provide the property with off street parking for two vehicles.

## 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

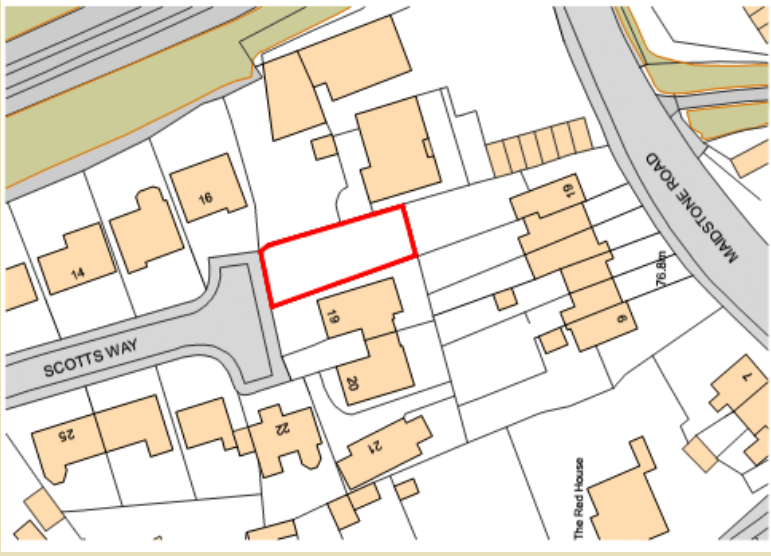
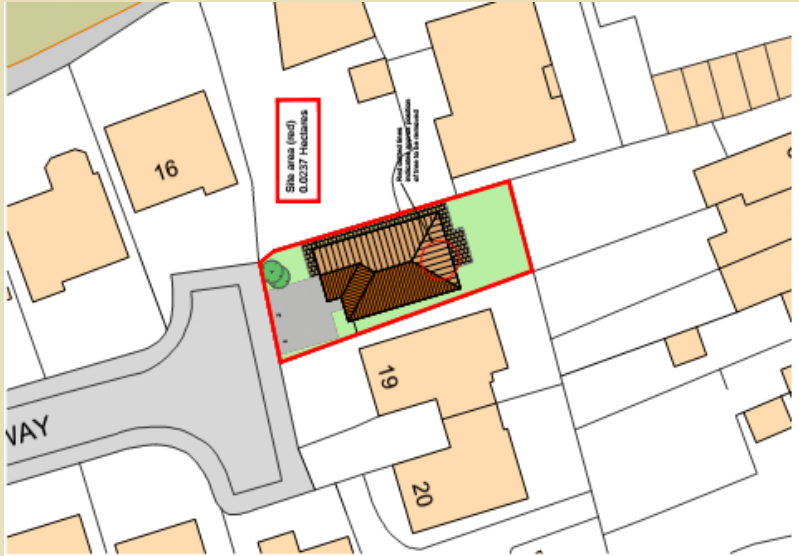
The Vendors Planning Application Sevenoaks District Council ref **20/03374/FUL** is for the erection of one new residential, single storey, 2 bedroom dwelling ( circa 807 sq.ft.) with associated access and parking, including the removal of an existing timber shed and should be read in conjunction with the submitted plans: **PL/630/01** and **PL/630/02**

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QK1Z2VBKLNPO0>

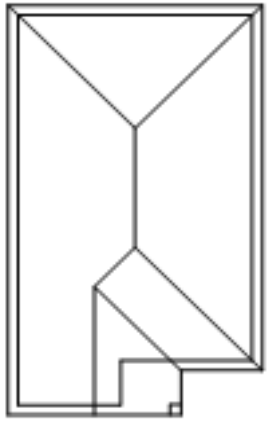
The site is offered for sale, subject to the approval of this application.

# Site Plans

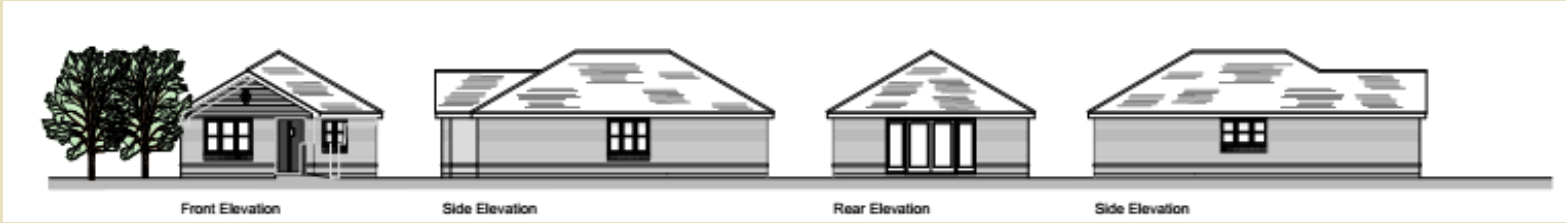
All Drawings for Information Only



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



Roof Plan



# 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 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 either Unconditional offers or Subject to Vendors Planning Application being Consented 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/ CIL costs have been allowed.
4. Details of any overage should consent be subsequently approved for a Chalet style living accommodation.
5. 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**

**West Kent Office**

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