

INDUSTRIAL SERVICES



All CNC

Rare Nature Floristry

Bayham Rd

B2169

For Sale
Station Bridge Yard, Bells Yew Green,
Frant, TN3 9BN
Total Site Area Approx. 0.85 Acres

Location/Situation

The village of Bells Yew Green is located about three miles south of Tunbridge Wells.

The property is situated on the east side of the B2169 Bayham Road about 450m North-West of Bells Yew Green village centre and Frant Station.

There are good road and rail communications. The A21, is 4 miles to the east and offers a dual carriageway link to the M25. Frant Station benefits from regular, fast services to London (London Bridge, Waterloo East, Charing Cross and Cannon Street) with a typical journey time of 50 minutes.

Description

The yard comprises a triangular parcel of land with a perimeter that is partly fenced with trees and hedges around other sections.

We understand that the yard was historically used for the storage of timber. The property may suit alternative uses (subject to planning etc.)

Accommodation

Yard- Total Area – approx. 0.85 acres (per Promap)

Terms

The land is available Freehold. Offers on an unconditional basis are preferred, however, proposals on a subject to planning basis may be considered.

Costs and Fees

Each party is to be responsible for their own legal Costs.

The site is being marketed by RPC Land & New Homes and Howse Associates on a joint agent basis.

The Intending Purchasers will be required to pay the Vendors Joint agent fee at 2% of the purchase price plus V.A.T.

Services

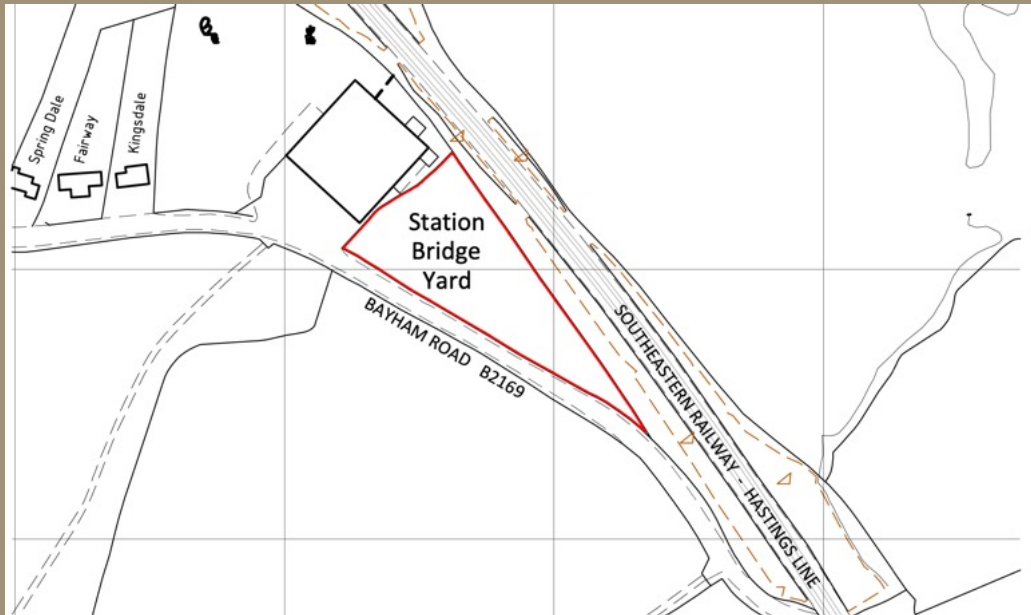
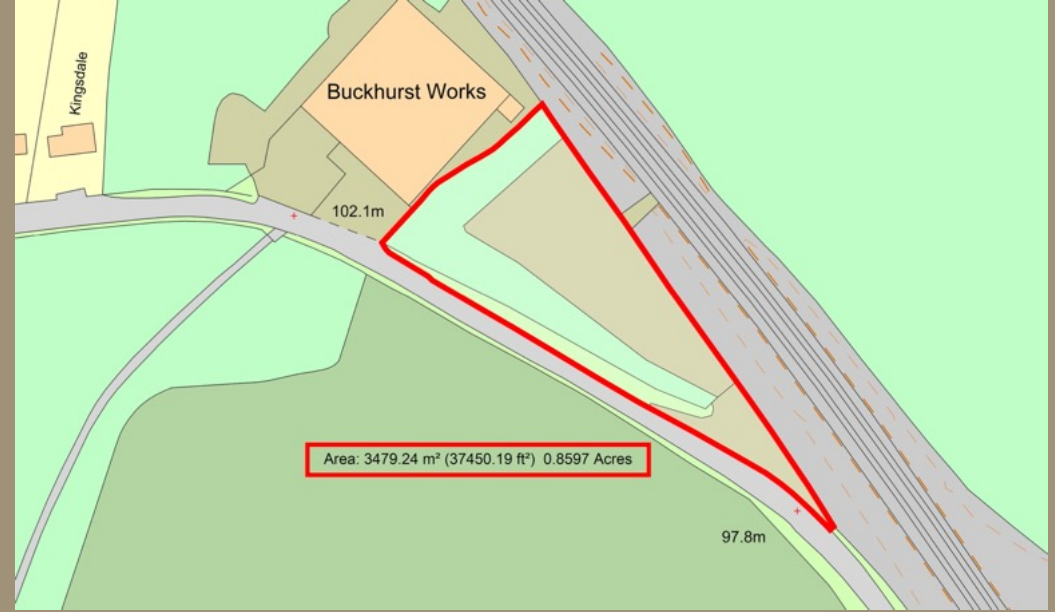
All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Planning

The Vendors consider that there is planning potential. However, the site has a history of refusals and appeals relating to a new access, as well as commercial and residential uses. More recently, in 2021 the site was refused for 6 residential dwellings by Wealden District Council ([WD/2021/1564/O](#)).

Viewing

The land can be viewed from the roadside at any time. Inspections on to the property must be arranged via RPC Land & New Homes Tonbridge office - 01732 363633. p.bowden@rpcland.co.uk



Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk

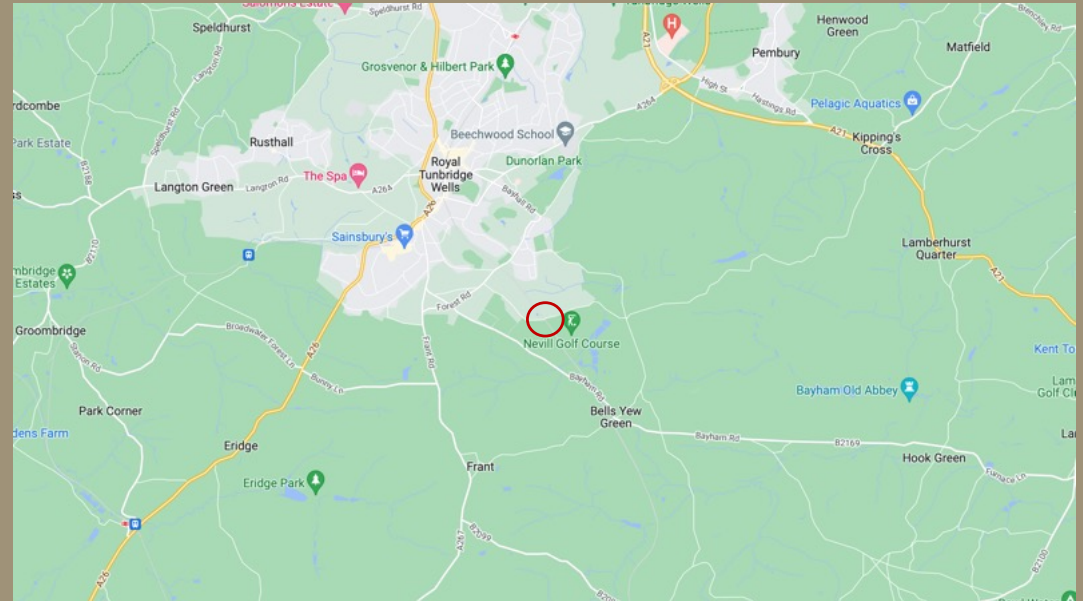
Adrian Howse BSc MRICS

01892 775757

info@howseassociates.co.uk



01732 363633



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