

An attractive mixed residential opportunity of four dwellings set in a former builders yard complex in a rural position overlooking woodland/pasture land



The Barn for Conversion



The Estate Yard

Camp Hill
Chiddingstone Causeway
Nr Sevenoaks
Kent TN11 8LD

For Sale

Site Description

The site being the former Estate yard for the Redleaf Trust Estate is approached via a shared concrete driveway, is irregular in shape, generally flat to approx. half the site and then sloping towards the rear of the site where the existing buildings are to be retained.

The site covers an area of approx. 0.16 H/A (0.4 acres) and in recent years has been used as a builders yard.

Currently the site has concrete and tarmacadam hardstanding with some grade 1 hardcore to the rear and comprises a substantial 2 storey barn built of weatherboard under a tiled roof on a brick plinth to which there has been some blockwork extension/renovation to external walls. In addition there is a detached single storey former office building built of weatherboarding on a brick plinth under a shingle roof.



Location

The site is situated in the small rural village of Chiddingstone Causeway being in a sought-after rural position and overlooking woodland/pasture land to the west and north east with existing cottages to the south-west and north.

Chiddingstone Causeway offers a local shop/post office, pub, church, cricket ground, village hall and railway station

The larger village of Leigh is approx. 2 miles distant with shops for every day needs, pub, church and primary school.

The larger towns of Sevenoaks & Tonbridge are both approx. 6 miles away and offer excellent shopping, schooling, sporting facilities.

Road access to London and the South East Coast is provided via the A21 which is approx. 4 miles distant. Sevenoaks and Tonbridge stations provide frequent fast train services to major London stations. The local Penshurst station allows access to Tonbridge (east) and Redhill (west) with Hildenborough mainline station (approx. 3.5 miles distant) also offering fast train services to London Charing Cross.



Planning

Detailed planning consent has been granted by Sevenoaks District Council under ref no 19/00701/FUL dated 27th June 2019 for the conversion of the Barn & Office building into dwelling houses and the erection of a pair of semi-detached dwellings following the demolition of the existing storage building (it should be noted that the consented site excluded part of the existing storage building but this will be included within the sale)

The Proposed Scheme

The consented scheme is for the conversion of the existing barn, the conversion of the existing office building and the erection of a pair of attractive cottage style houses fronting Camp Hill.

The Barn conversion will be on two floors and comprise:-

3 bedrooms, bathroom, living/dining room, study, kitchen, gardens to rear and side, 2 parking spaces.

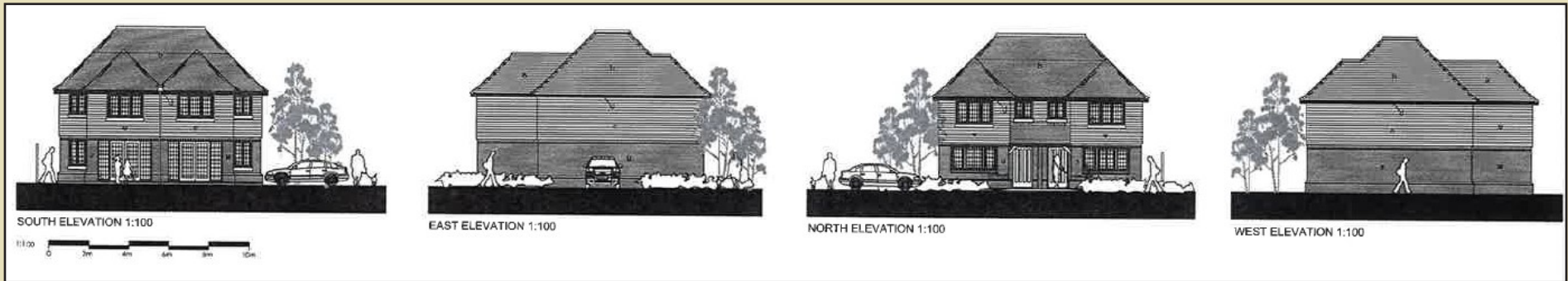
The detached single storey office building will provide 2 bedrooms, bathroom, living/dining/kitchen area garden and two parking spaces.

The attractive pair of two storey semi-detached cottages will each comprise 3 bedrooms, bathroom, through lounge/dining area/kitchen, cloakroom, gardens to the front and rear, 2 parking spaces.

The accommodation for each dwelling is approx :-

Plot	House Type Description	Approx. Floor Area Sq Ft
1	Semi-detached cottage	926
2	Semi-detached cottage	926
3	Converted Barn	1820
4	Converted Office	696

Plot 1 & 2



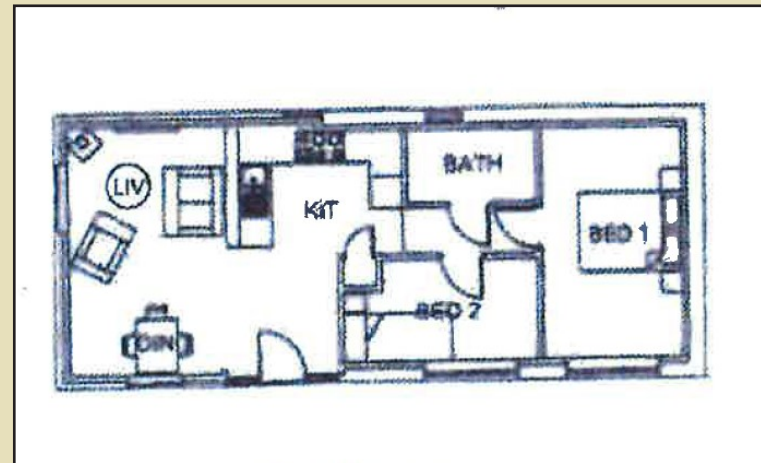
Plot 3



The Office



Proposed Layout Plot 4



Services

Interested parties must make their own enquiries in respect of services available and capacity.

However, it should be noted that a Southern Water public foul sewer runs through the site and the proposed development has taken this into account. Please refer to the plan on our website

Tenure

The site will be sold freehold, subject to contract with vacant possession on completion with the adjoining occupants of Old Stable Cottages having a right of access over the frontage access.

Price

Offer invited for the freehold, subject to contract only. The purchaser will be responsible for the CIL contribution. Details available on Sevenoaks Borough Council website

Viewings

Externally the site may be viewed any time at own risk during daylight hours. However, internal viewings of the buildings are strictly by prior appointment through the owners Sole Agents RPC Land 158 High Street, Tonbridge, TN9 1BB, 01732 363633

Please note that we shall have two open days for viewings from 10 am to 2 pm on Wednesday, 9th October and Thursday, 24th October 2019. Should interested parties be unable to attend on these 2 days we shall be happy to arrange alternative appointments.

Method of Sale

- The site is offered for sale by informal Tender
- Offers should be submitted in writing at the Sellers' sole agents offices or by email no later than noon on 7th November 2019
- Please submit your offer to Peter Randall at 158 High Street, Tonbridge, Kent, TN9 1BB or email p.randall@rpcland.co.uk

In making your offer please advise the following:-

- 1) Amount offered
- 2) How the purchase is to be funded
- 3) The name and address of your solicitors
- 4) Any conditions you would need to attach to your offer
- 5) Any site investigations or other due diligence needed to be carried out prior to an unconditional exchange of contracts

Please note the Sellers' reserve the right not to accept the highest or any bid made for the site.

VAT

VAT will not be applicable to this sale

Additional Information

- Copy of planning consent
- Design & access statement
- Elevations & layout Plans

Services

- Copy of Southern Water plan showing line of foul drainage through the site

Site

- A phase 2 soil investigation report will be available prior to the offer date
- An asbestos survey report on the existing buildings will be made available prior to the offer date

General

The successful purchaser shall only build in accordance with the approved plans unless any amendments are agreed in writing with the sellers

Boundaries

The buyers will erect on the boundary adjoining 6 Camp Hill Cottages a 1.8 metre high close boarded fence between concrete posts with gravel boards within 6 weeks of completion or within 7 days of commencement of the demolition of the storage buildings adjoining the boundary whichever is the sooner.

Agents Details

Peter Randall, p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633



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