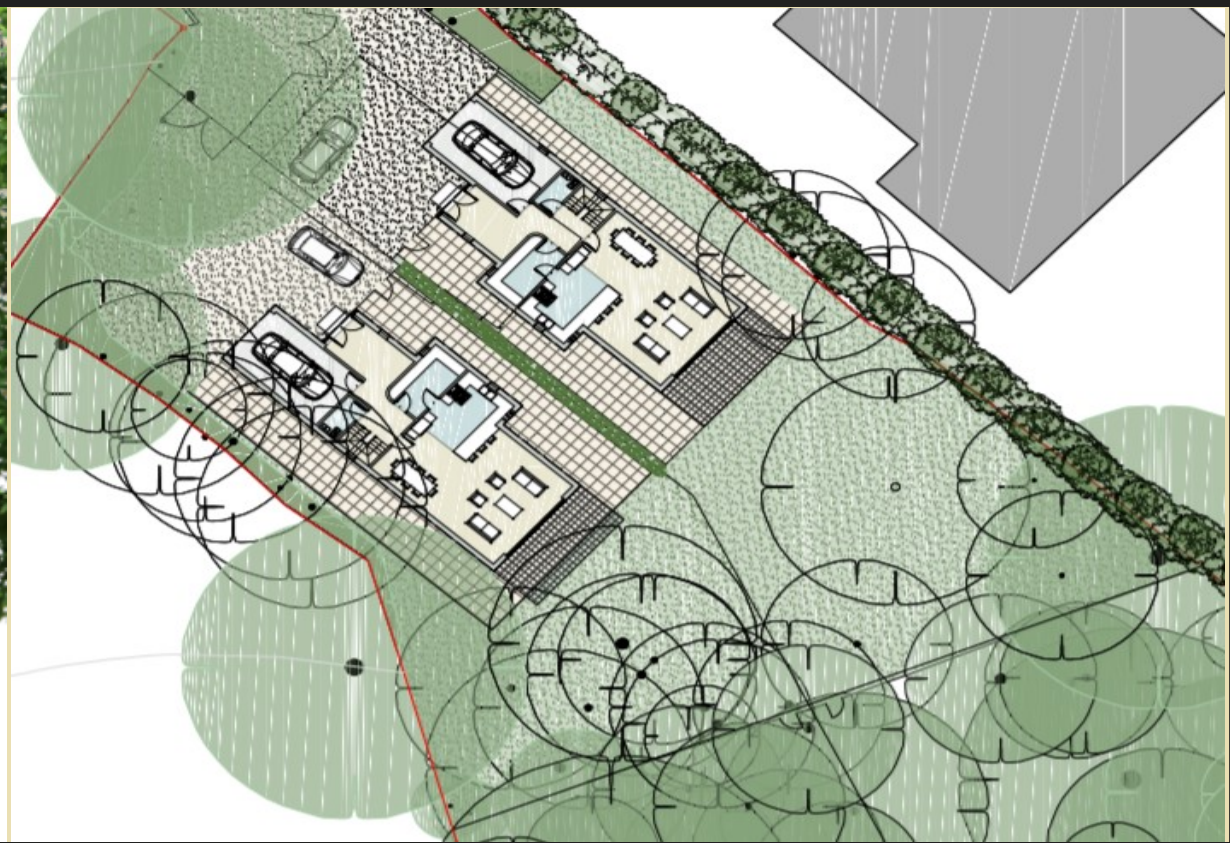


# Exciting Development Opportunity with Planning Consent for the Erection of Two Contemporary Five Bedroom Detached Houses on the edge of Tunbridge Wells



## Thistle Dous

All Drawings for Information Only

Thistle Dous  
Sandhurst Road  
Tunbridge Wells  
Kent, TN2 3JU

**For Sale**

## Site Description

The site comprises an existing bungalow known as Thistle Dous and a detached garage, with access via right of way over “Monks Horton” from High Beeches. The site is accessed from a sloping driveway which leads to a plateau area where the proposed new homes are located, with an area of private woodland beyond.

The proposed scheme involves the demolition of the existing bungalow and the erection of two number five bedroom contemporary detached houses with integral garages. We understand the units are around 2,200 sq ft each.

We believe the site is approximately 0.9 of an acre.

## Location

The site is located on the north eastern edge of the affluent Spa Town of Tunbridge Wells, which has a wide range of shops, banks, restaurants and a variety of supermarkets, with the site within walking distance from local shops.

Tunbridge Wells has several schools this includes, Temple Grove Academy which is around 0.3 miles from the site. St Barnabas Church Of England Primary School which is approximately 1.4 miles from the site. The Skinners School which is around 1.6 miles from the site. Tunbridge Wells Girls Grammar School which is approximately 1.9 miles from the site and Tunbridge Wells Grammar School for Boys which is around 1.8 miles from the site.

The site is around 0.8 miles from High Brooms Train Station and is approximately 41 minutes to London Bridge. Tunbridge Wells Railway Station is around 1.8 miles from the site and approximately 46 minutes to London Bridge.



All Drawings for Identification only

## Planning Information

Planning permission was granted by Tunbridge Wells Borough Council on the 12/06/18 planning ref 17/04302/FULL, for the demolition of the existing bungalow and to erect two number five bedroom detached houses with integral garages with two further parking spaces on site. We understand the units are circa 2,200 sq foot each.

The vendors planning application can be viewed on the link below.

<https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P1BN9ETYG7100>

## VAT

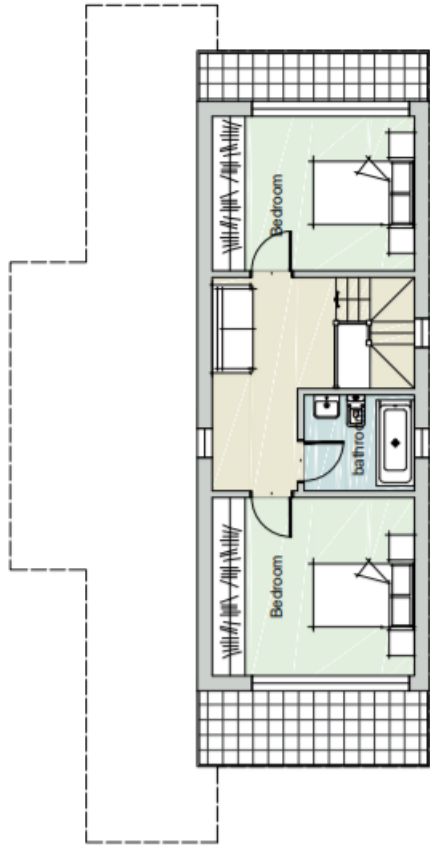
To be confirmed.

## Services

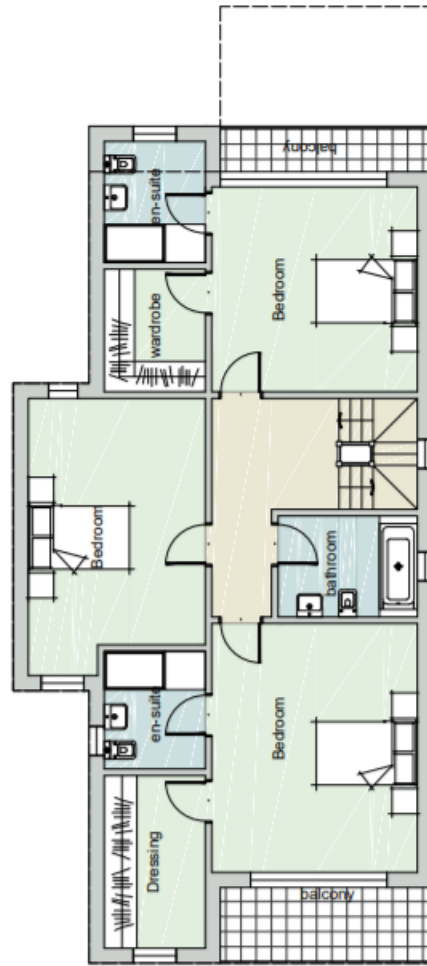
All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.



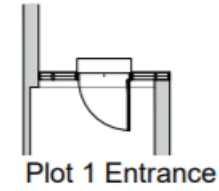
All plans for identification



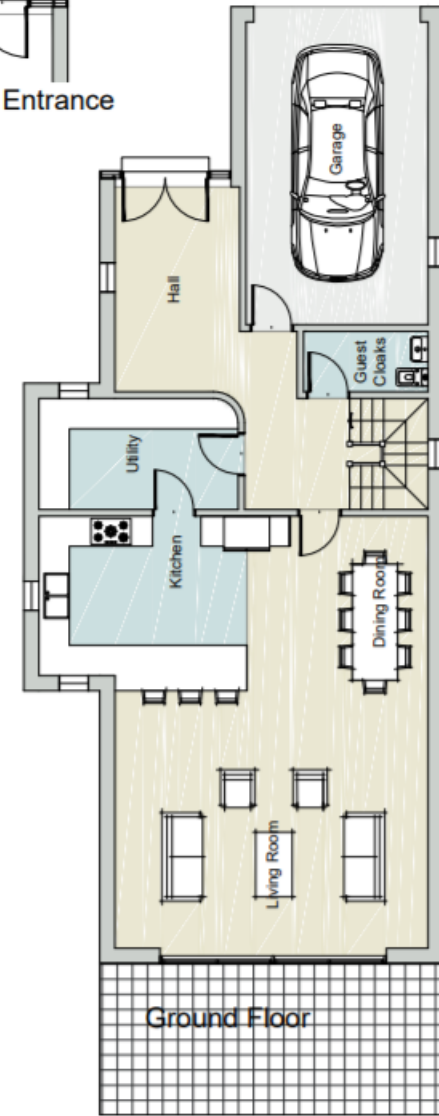
Second Floor



First Floor



Plot 1 Entrance



Ground Floor



RIBA # dgjpar

chartered architects • planning consultants • pr  
Cockmount Studio • Jonas Lane

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 private treaty, all offers must be submitted in writing to RPC's Tonbridge Office.

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 due diligence required prior to exchange of contracts.
3. 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 2% 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

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