

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate



Exciting Development Opportunity for Attractive Seven Dwelling Scheme in in sought after AONB Location

Tong Farm Marle Place Road
Brenchley Tonbridge Kent
TN12 7HS

Site Description

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

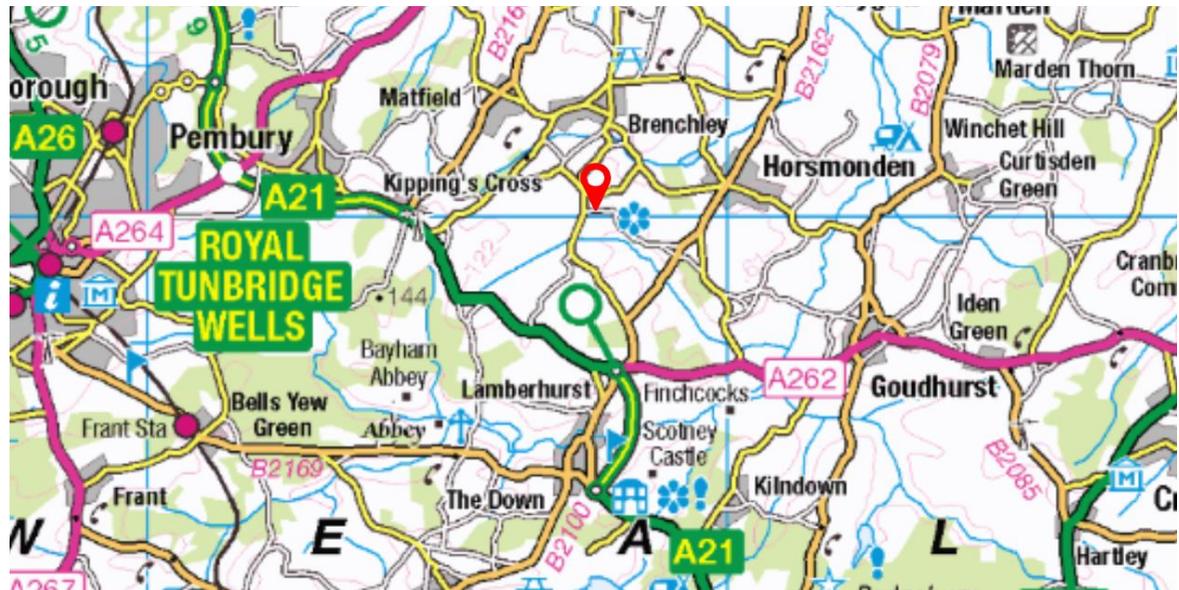
The site formerly contained agricultural buildings, hardstanding and mobile homes. We understand the Vendor has cleared the site.

The site is situated within the AONB, amongst a beautiful orchard and is set in a quiet country lane, despite which it is very accessible to the village, road networks (via the A21) and Rail travel (inclusive of Paddock Wood, Royal Tunbridge Wells and Tonbridge). Brenchley to the north is the nearest village and is some 1.3 miles away. While Horsmonden, situated further to the east, is just over 2 miles away from the site.

Between them, the local villages of Brenchley, Matfield and Horsmonden offer a range of local amenities including pubs, village shops, primary schools and surgeries. The larger centre of Tunbridge Wells is about 6.8 miles away and offers boutiques shops, outlets and leisure facilities. Recreation activities include Trinity Arts Centre, Multiplex Cinema and Dunorlan Park's boating lake. In the surrounding towns, there are also a number of renowned schools, both public and state.

The mainline railway station at Tunbridge Wells has regular services to London Bridge, taking from 42 minutes. Whilst the service from Tonbridge takes from 30 minutes.

The A21 provides access to the M25 and motorway network for Gatwick, Heathrow, the Channel Tunnel and the South Coast.



Planning

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The site has planning under ref:[22/02640/FULL](#) for the *Demolition of existing structures and re development to provide 4 dwellings (Class C3), 1 self-build home (Class C3), 1 live/work unit (Class C3) and 2 office units (Class E), access, landscaping and other associated works.*

The Vendor has made alterations to the original planning consent under ref:[24/03204/FULL](#)

The Vendor amended the previous consent Ref: [25/01404/FULL](#) for the *Erection of two dwellings with associated parking spaces in-lieu of the office units & live/work unit granted permission under 22/02640 (as amended by application 24/03204)*



Sales and Viewing Information

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

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

The Vendor has elected not to charge VAT on this sale.

CIL/S106

The Vendor has paid circa £30,000 of the S106 agreement, with the balance, and indexation to be paid by the Purchaser.

Method of Sale

Offers are invited by way of private treaty. Subject to Planning Offers will be considered. All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

The Vendor reserves the right not to accept the highest nor any bid made for the site.

As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

Agent Details

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



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.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

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

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

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.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.