

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



Exciting Development Opportunity for Seven Dwellings  
in attractive AONB Location, Subject to Vendors  
Planning Application on Western Part of Site

Tong Farm Marle Place Road  
Brenchley Tonbridge Kent  
TN12 7HS



# Site Description

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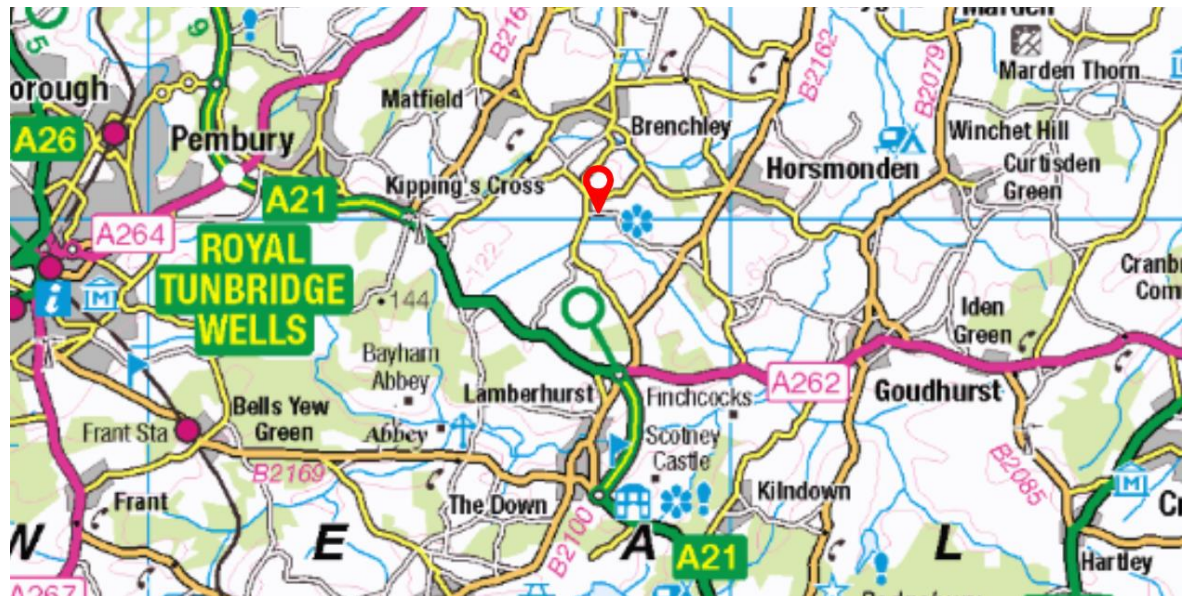
The site formerly contained agricultural buildings, hardstanding and mobile homes. We understand the Vendor has cleared the site.

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

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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 currently has an application pending 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

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## 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](mailto: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

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