



Exciting Development Opportunity for 2 Dwellings in
Sought-After Leigh Location with Planning Permission

Land North West Of The Watch
House Burton Avenue Leigh Kent
TN11 9FB

Site Description

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

- Land North West Of The Watch House Burton Avenue Leigh Kent TN11 9FB
- Sevenoaks Planning - Status Granted - [25/01952/FUL](#)
- Demolition of single storey garage. Subdivision of plot and construction of 2 semi-detached dwellings
- 3 Bedroom Semi Detached x 2
- Solar panels to roof
- Parking For Two Cars - EV Charging
- Sought After Powder Mills - Leigh Location
- Amenities include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line)
- Access to woodland, public footpaths and cycle tracks
- leading to Leigh and Tonbridge
- Nearby The Plough Public House, surrounding villages and countryside walks

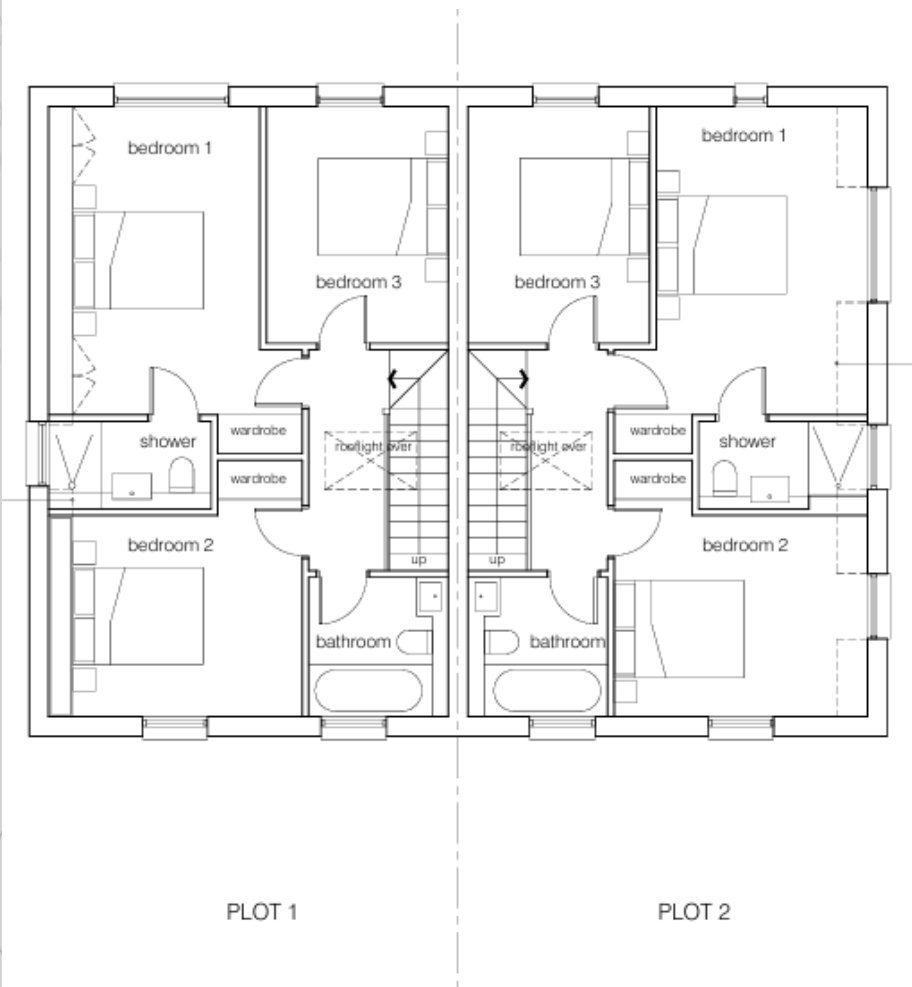
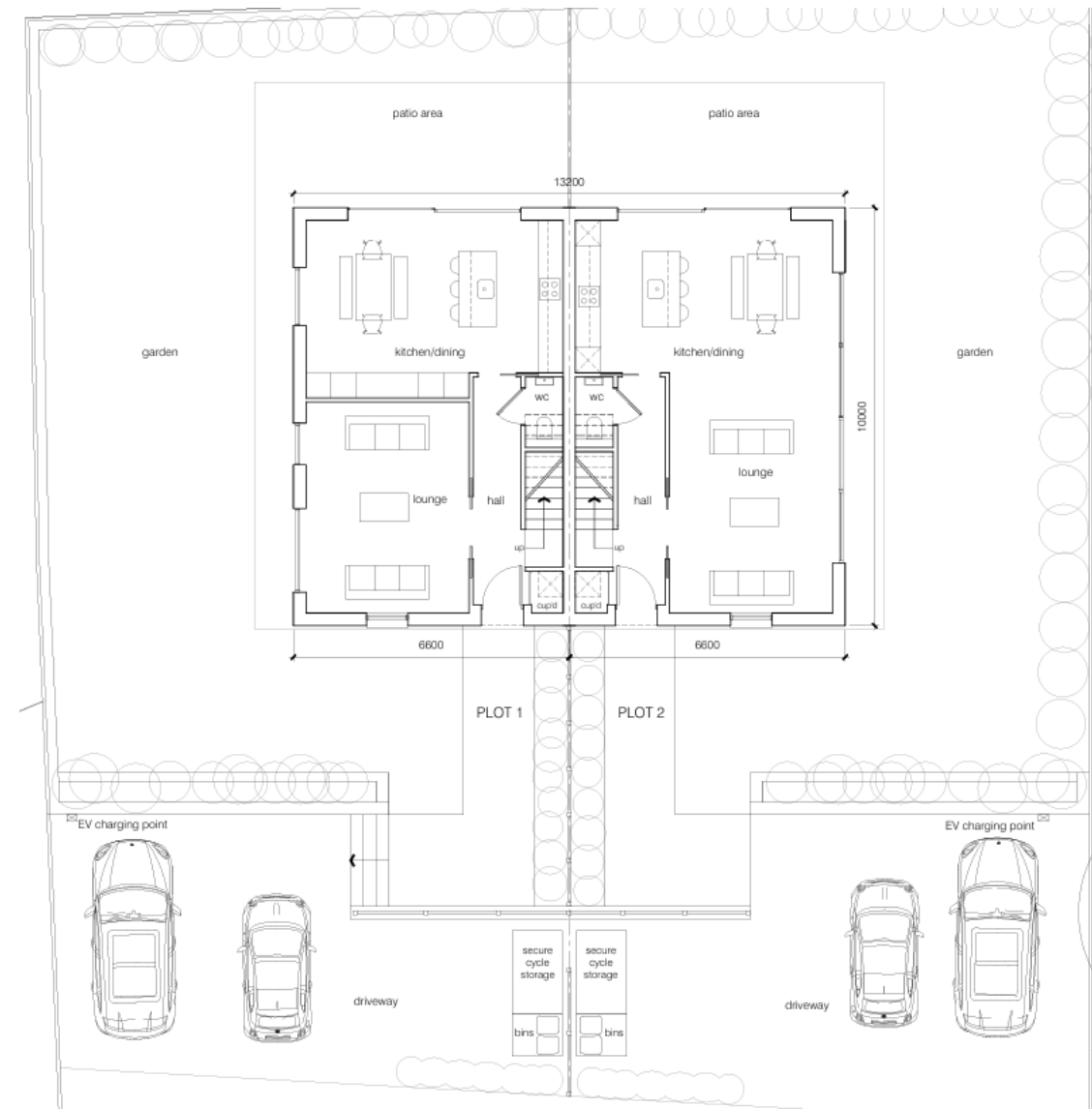
An exceptional opportunity to acquire a prime parcel of land with full planning permission (Sevenoaks Ref:[25/01952/FUL](#)) for the demolition of an existing single-storey garage and the construction of two attractive three bedroom semi-detached dwellings, thoughtfully designed for modern living.

Each property will offer well-proportioned accommodation comprising a welcoming entrance hall with cloakroom, a comfortable sitting room, and a spacious open-plan kitchen/dining room ideal for family life and entertaining.

To the first floor, there are three bedrooms including a principal bedroom with ensuite, alongside a contemporary family bathroom.

Externally, each home benefits from allocated parking for two vehicles, complete with EV charging points.





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

TBC

CIL/S106

TBC

Method of Sale

Offers are invited by way of private treaty. 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.

Agent Details

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Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



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