

An attractive residential development opportunity to be sold with detailed planning consent for twenty five apartments situated on the outskirts of a popular Kentish village



Elevations of Private & Affordable Apartments

Land at

Brook House
Cranbrook Road
Hawkhurst
Kent. TN18 5EE

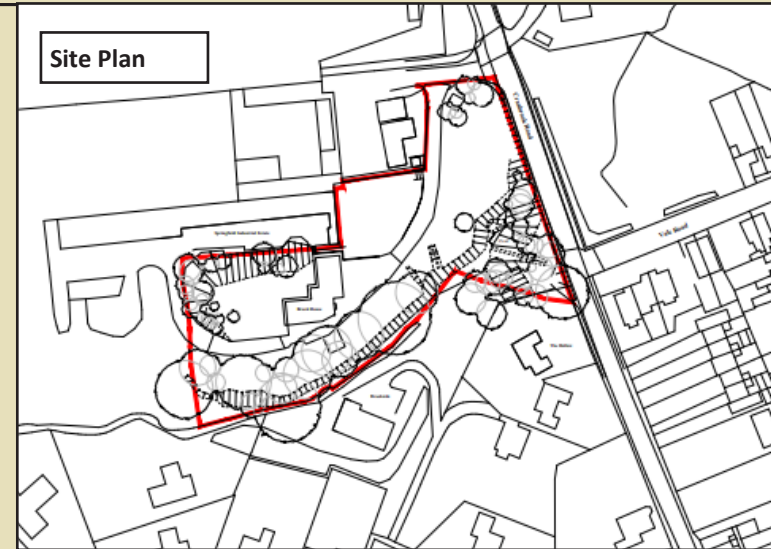
For Sale

Site Description

This brownfield site currently occupied by a vacant two storey office block, is irregular shape with sloping contours from north to south and extends to approx. 0.60 H/A (1.5 acres). There is existing woodland to the southern boundary of the site which is subject to a tree preservation order and provides screening from the A229 Cranbrook Road from which the site is accessed.

Location

The site is situated in the High Weald Area of outstanding natural beauty, on the Northern outskirts of the village which provides a good variety of facilities including supermarkets, primary school, various local shops for everyday needs, community hospital, pubs, churches, excellent country walks and cinema. Cranbrook Town centre is approx. 5 miles, providing excellent shopping, schooling & sporting facilities whilst the major town of Tunbridge Wells is approx. 15 miles distant accessed via the A21 which is within 2 miles of the site, and provides further access to coastal towns and the M25 to London. The main railway station of Etchingham is within 5 miles.



line

Planning

Outline Planning consent (ref 17/03780) was granted on appeal under ref nos APP/M2270/W/18/3199819 for the demolition of the existing building and the erection of 25 apartments , 6 of which are to be “affordable rent “ with access not reserved. (The site forms part of a larger designated area for which the adjoining owner of the small industrial estate has a planning consent for 24 houses)

The vendors applied to Tunbridge Wells Borough Council under ref 22/01017/REM with a reserved matters application which has now been approved.

Proposed Scheme

The proposal is for 2 attractive three storey blocks of apartments of which block 1 (flats 1-6) will be the “affordable rent” allocation and block 2 (flats 7-25) will be for private residents. There will be parking for 30 vehicles with the scheme overlooking the protected woodlands to the front.

Schedule of Accommodation

Plot Number	Bed	Floor Area (m2)	Floor Area (sqft)
1	1B 2P Accessible	67.9	730.9
2	1B 2P Accessible	68.4	736.3
3	2B 3P	67.9	730.9
4	2B 4P	70.9	763.2
5	2B 3P	67.9	730.9
6	2B 3P	70.9	763.2
7	1B 2P Accessible	51.5	554.3
8	1B 2P Accessible	57.5	618.9
9	2B 4P	73.7	793.3
10	1B 2P	50.4	542.5
11	2B 3P	61	656.6
12	2B 3P	63.3	681.4
13	1B 2P	54.1	582.3
14	1B 2P	51.5	554.3
15	1B 2P	50.2	540.4
16	2B 4P	73.7	793.3
17	1B 2P	50.4	542.5
18	2B 3P	61	656.6
19	2B 4P	63.3	681.4
20	1B 2P	54.1	582.3
21	3B 5P	104.8	1128.1
22	2B 4P	73.7	793.3
23	1B 2P	50.4	542.5
24	2B 4P	85.1	916.0
25	1B 2P	54.1	582.3
		1597.7	17197.6428



Deed of Unilateral Undertaking

A Deed of Unilateral Undertaking has been made pursuant to section 106 of Town & Country Planning Act 1990, which may be viewed on our website www.rpcland.co.uk

Please refer to the attached letter on our website under Legals for KCC requirements of section 106 contributions.

Services

We understand all mains services are available to the site, but interested parties should make their own enquiries as to availability & capacity.

Tenure

The site is to be sold Freehold with Vacant Possession on completion.

Note There are retained rights of way by adjoining owner over the access road.

Price

Offers in the region of £ 1.3 M subject to contract .

VAT

The owners have elected not to charge VAT.

Method of Sale

The site is offered for Sale by Private Treaty.

All Offers must be made in writing on Company letter headed paper and addressed to Peter Randall, RPC Land & New Homes, 158 High Street, Tonbridge, Kent, TN9 1BB, email p.randall@rpcland.co.uk.

In submitting your bid please provide the following information:-

1. Offer price for the property.
2. Details of any conditions attached to the bid.
3. Details of due diligence required prior to exchange of contracts.
4. Proof of funding.
5. Details at what level the bid has been authorised and what further authorisation if any is required.

Note

The sellers reserve the right not to accept the highest or any bids received.

Viewing

The site may be viewed at any reasonable time during daylight hours at the applicants risk. The entrance is directly off the Cranbrook Road via the Cinque Port Veterinary Surgery & follow the drive immediately to the left.

Note

Further details may be downloaded from our website www.rpcland.co.uk with other planning documents available on the Tunbridge Wells Borough Council website.

Agents Details

Peter Randall

Mobile: 07932 015233

Tel: 01732 363633

Email : p.randall@rpcland.co.uk

West Kent Office

RPC Land & New Homes Ltd

158 High Street

Tonbridge



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