



Attractive 2 bed Bungalow, with Potential for Loft Conversion, subject to consents, in sought after location with extensive Countryside Views

Greenwood Lodge, Birchwood Road, Swanley BR8 7QA

All photographs, graphics and plans are for illustrative purposes only.



# Site Description

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

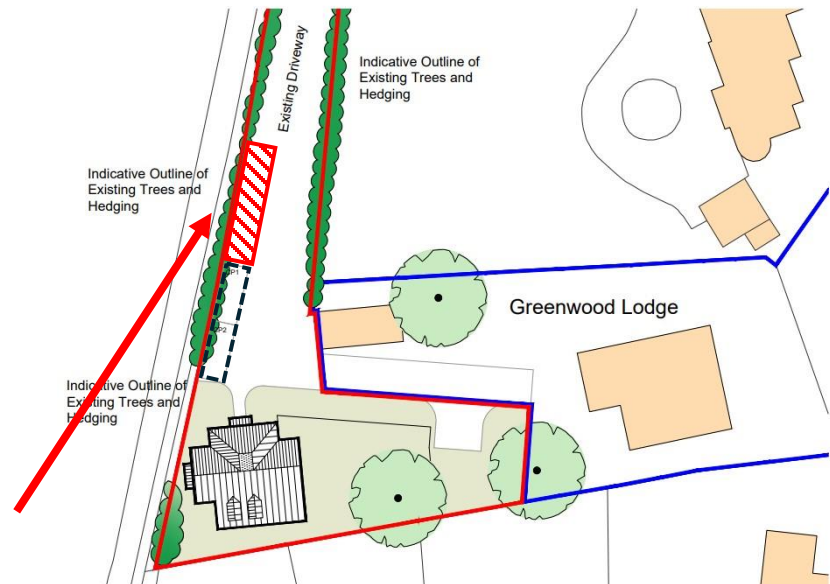
Greenwood Lodge is divided into two lots: **Lot 1** consists of a modern 2 bed bungalow with potential for a significant loft conversion, (subject to all necessary consents,) and a detached single garage/workshop. **Lot 2** comprises a single plot, with outline planning consent, for a 4 bed detached property.

Greenwood Lodge is located on the Swanley, Wilmington border. Quietly tucked away, the site boasts panoramic views of the neighbouring agricultural fields to the west. Greenwood Lodge is accessed from the prestigious Birchwood Road, via a short access track. The site is within walking distance of the popular Birchwood Park Golf and Country Club, and there are several highly thought of schools in the surrounding settlements, including grammar schools at Dartford, Bexley and Wilmington.

Greenwood Lodge has excellent links to the A2, M25 and M20 for travel to the Dartford Crossing, Bluewater Shopping Centre, London, and the coast. Being situated between Swanley, Bexley and Dartford mainline stations, the site offers commuters flexibility and excellent connectivity to London. Furthermore, there are multiple bus stops within easy walking distance of the site.

There is a total of 5 TPO's on the site: Two sit on the shared access, whilst there is also one on the north boundary and two on the southern boundary.

*Parking for Lot 2 to be moved to the North of the site. Please see indicative outline*





# Lot 1

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## Specification Details (N.B Appliances and services not tested)

- Oil Central Heating
- Solar Panels
- Septic Tank
- UPVC Windows
- Wood Burning Stove
- Oak Flooring in Dining/Living Room
- Underfloor Heating in Kitchen, Dining/Living Room and the two Bedrooms
- Some CDA Kitchen Appliances
- Symphony Kitchen (Granite worktops)
- Garage Power and Lights
- Twyford Sanitary Ware

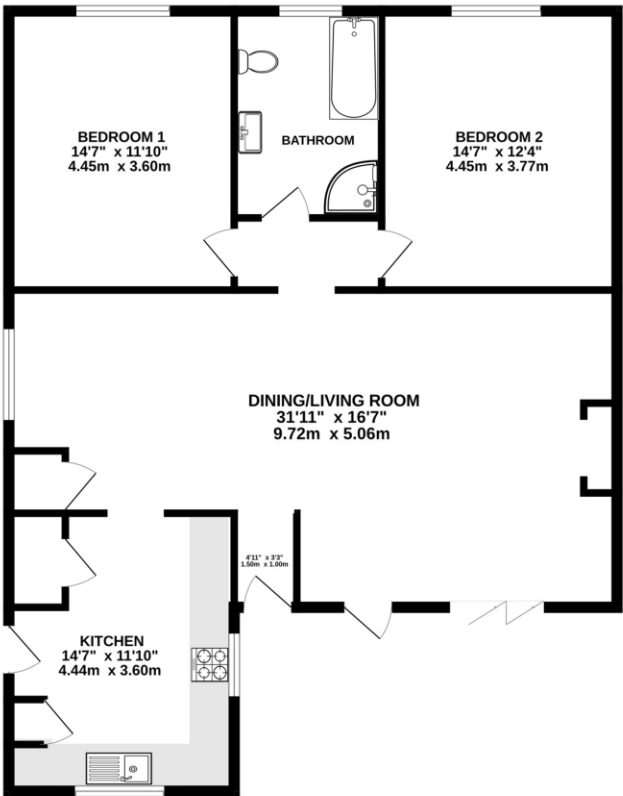
The land levels gradually rise in an easterly direction and the bungalow sits on a plateau, with a raised back garden to the rear. To the front of the Bungalow is a single detached garage/ workshop.



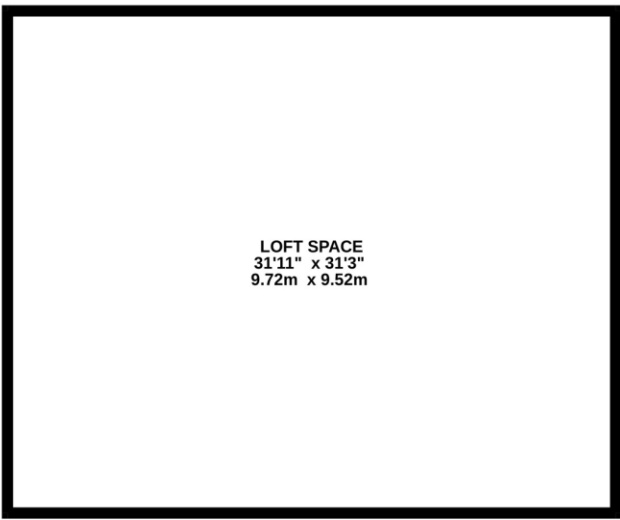
# Plans & EPC

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GROUND FLOOR  
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



ENTRANCE FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2247 sq.ft. (208.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Greenwood Lodge  
Birchwood Road  
SWANLEY  
BR8 7QA

Energy rating

C

Valid until  
**28 January 2034**

Certificate number  
**2166-3034-7209-7724-2204**

# 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.

## CIL/ S106

To be confirmed

## Legal Note

Should the site be sold in two lots the sellers may reserve any required access & servicing rights over the individual lots.

## Method of Sale

Offers are invited by way of private treaty for the whole site or for individual lots, (subject to contract). 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 and confirmation of the associated area (whole or part).
- 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.
- Proposed use of the development scheme.
- 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.
- Details of any overage which may be paid in light of improved planning consents

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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