

Exciting Development Opportunity for Attractive,
circa 1 acre Single Plot, with Planning Consent,
Situated in sought after Green Belt location

Orchids Cottage, Dukes Hill,
Woldingham, Surrey, CR3 7HB

Site Description & Location

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

Situated in the Green Belt, the site comprises Orchids Cottage, a former gardener's cottage, consisting of a single storey 't' shaped structure, with two smaller ancillary buildings. Predominantly level the site sits adjacent to established trees and boundary hedges. At just under an acre, Orchids Cottage is gated and accessed at the end of Duke's Hill road.

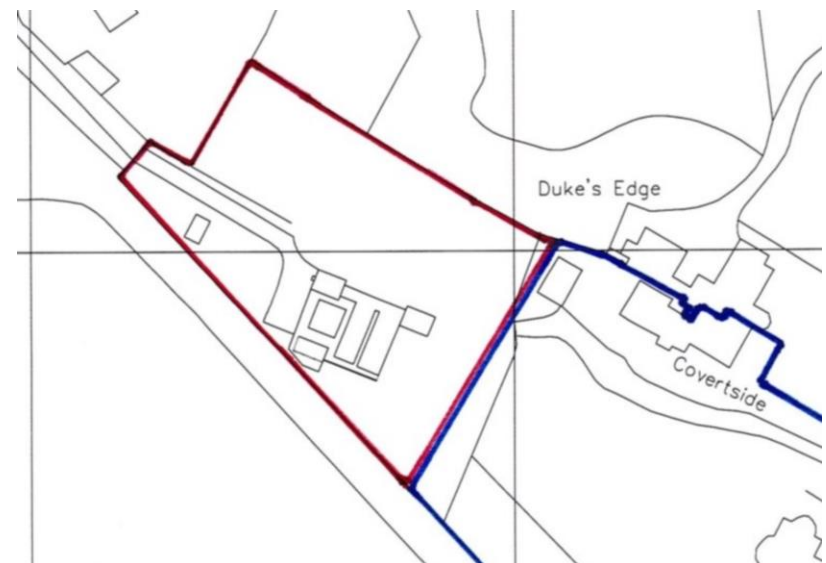
Orchids Cottage is situated to the north of the Surrey village of Woldingham, on the North Downs between Oxted and Warlingham. Despite its rural outlook, the property is located within the M25 and is under 21 miles from Central London.

Woldingham village benefits from a convenience store, post office and train station. With further shopping facilities to be found at the towns of Warlingham, Caterham, Oxted and Westerham, including several independent shops and supermarkets.

There are several local clubs and societies, including those for music and Drama. As well as for tennis, cricket, cycling and equestrian activities. Furthermore, there is also the North Downs and Woldingham Golf Clubs.

Woldingham Train Station is only a short drive (0.8 miles) with direct trains to London Bridge and London Victoria from 32 minutes and 33 minutes, respectively. The M25 can be accessed via Junction 6 at Godstone, providing ease of access to both Gatwick (16 miles) and Heathrow (40 miles).

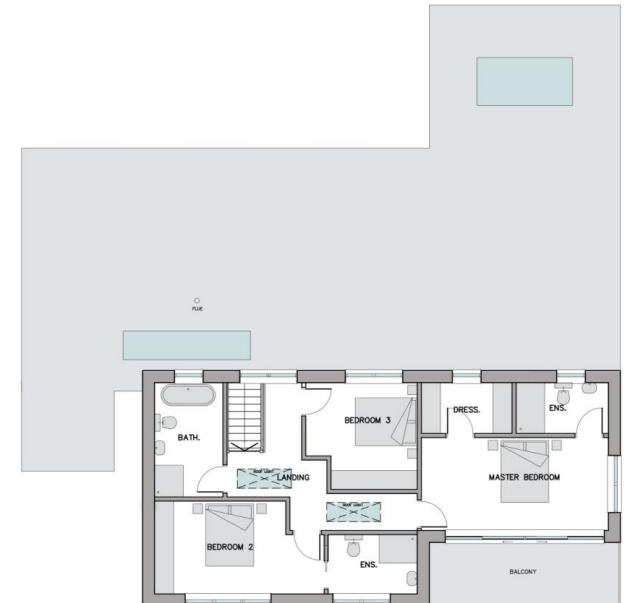
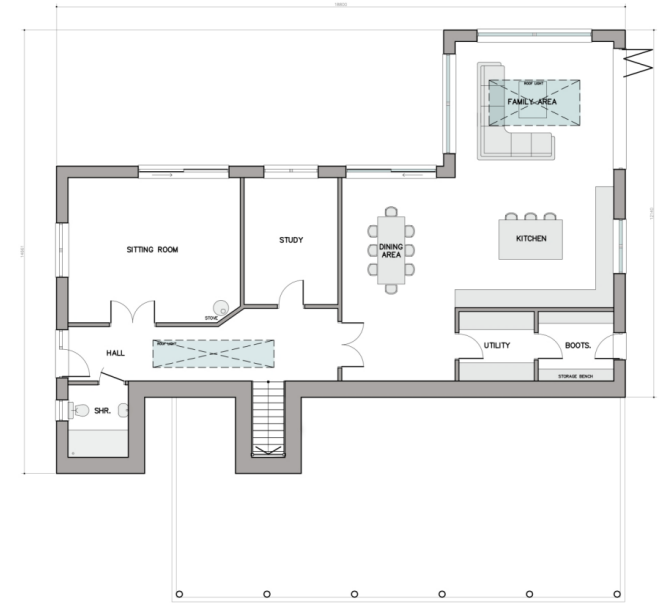
The area is well served by a good selection of local schools including Woodlea Primary School and both Woldingham Girls and Caterham Boys Schools.



Planning

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The site was granted full planning consent in June 2022 [2021/1500](#). Some conditions have been approved under [2021/1500/Cond1](#). However, there are also outstanding conditions [2021/1500/Cond2](#).



EXISTING & PROPOSED VOLUMES AND AREAS

EXISTING OUTBUILDINGS	INTERNAL FLOOR AREA	EXTERNAL FLOOR AREA
1	130m ²	138.98m ²
2	56.3m ²	59.66m ²
3	34.5m ²	36.91m ²
4	19.2m ²	21.18m ²
TOTAL	240m²	256.73m²

PROPOSED	INTERNAL FLOOR AREA	EXTERNAL FLOOR AREA
Living Area	152.9m ²	183.4m ²
Sleeping Area	82.7m ²	99m ²
NEW DWELLING	235.6m²	279.3m²

Sales and Viewing Information

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Further Information

As part of the sale the vendors will request restriction on the size and scale of any new dwelling. Further information on request.

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

Method of Sale

Offers are invited by way of private treaty, (subject to contract). All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcpland.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.
- 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.

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.75% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

Viewing

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



Agent Details

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