



Front (North) Elevation A



Side (West) Elevation B

Concrete tiles to match existing.

Exposed timber with render infill.

Stock Brick.

Exciting Development Opportunity with Planning to Extend the Existing Dwelling* and Build a New Triple Garage with Home Office

Seven Bishops, Catts Hill, Mark Cross, Crowborough, East Sussex, TN6 3NQ

Site Description

Seven Bishops is located in the High Weald Area of Outstanding Natural Beauty, on the south side of the B2100 Catts Hill, between Mark Cross and Rotherfield.

Despite the site's attractive rural outlook, direct rail travel to London can be found at Crowborough (2.7 miles), Wadhurst (4.8 miles), and Tunbridge Wells (6.2 miles). Furthermore, Royal Tunbridge Wells also offers a wide array of amenities and services, including several leisure facilities and a range of independent shops. In the surrounding towns there is a good mix of state and private schools, including a number of grammar schools.

The existing dwelling is set in a plot of approx. 0.644 acres and is accessed via Catts Hill. The existing house with the partially constructed extensions sits centrally on the site. We understand there is a circa 4m gradient across the site with the highest level in the eastern corner falling to the lowest point in the western corner. The gardens are laid mainly to lawn with some mature planting around and on the site.

The existing dwelling is a three-bedroom cottage, with painted brick elevations under a pitched plain concrete tiled roof. The property requires modernisation and refurbishment. At the west and north of the existing house there are partially constructed elements of the two storey extensions.

Work on the garage has commenced to ground floor slab level in accordance with the approved design under planning reference [WD/2015/0247/F](#). With alterations made under planning reference [WD/2023/1081/F](#).

* We understand from our clients that they have submitted a "Section 73 application to vary the Conditions showing the house as it now is, ie substantially removed and built back on new/existing foundations. This will mean the house is a new build rather than extension and alteration."

Existing North Elevation Archive photo 2015



Planning

The site has planning consent for extending the existing dwelling, as well as building a triple garage with a home office above.

Estimated Consented House Area

Ground: 154.5m²

First: 155.9m²

Total 310.4 m² (3341.11 ft²)

Estimated Consented Garage Area

Garage: 76.1m²

Frist Floor Annex: 51m²

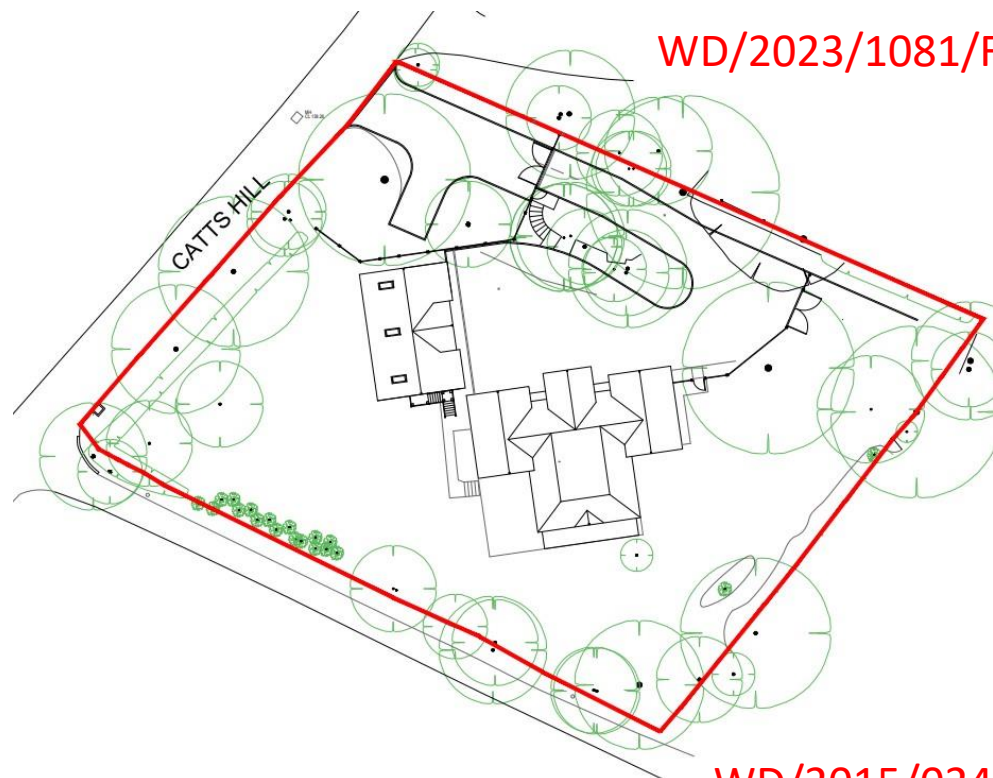
Total=127.1 (1368.09 ft²)

[WD/2023/1081/F](#) - PROPOSED TRIPLE GARAGE WITH HOME OFFICE ABOVE.

[WD/2015/0247/F](#) - TWO STOREY EXTENSION AND NEW TRIPLE GARAGES TO REPLACE EXISTING PARTIALLY IMPLEMENTED PLANNING CONSENT WD/2010/1900/F

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We are further advised "the house and garage are fully designed with detailed drawings and structural calculations."



WD/2023/1081/F

WD/2015/0247/F



Front (North) Elevation A

Sales and Viewing Information

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

The vendor has advised there is no CIL on the site.

VAT

The vendor has advised that he will not elect to charge VAT

Method of Sale

Offers are invited by way of Private Treaty (subject to contract.) All offers should 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 and CIL.
- Details of purchasers funding arrangements
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Full solicitor's details
- 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.

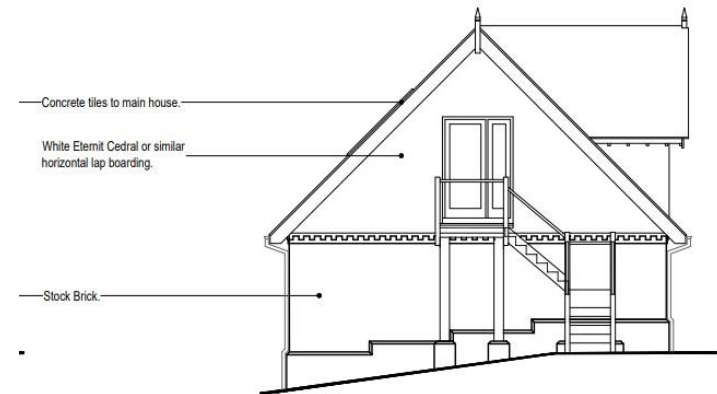
Fees

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

WD/2023/1081/F Garage



Front (East) Elevation W



Side (South) Elevation X

Agent Details

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