



View from 6 Squires Field

Exciting Development Opportunity for Single Plot with Planning Consent in Exclusive Location in Hextable Backing South onto Greenbelt Farmland with Amazing Views

Land adjacent to 6 Squires Field, Hextable, Swanley BR8 7QY

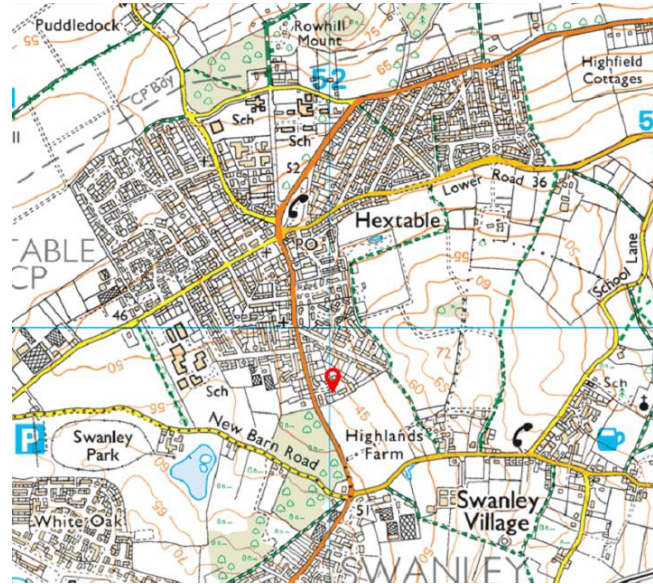
Site Description

The site is located in the exclusive cul-de-sac of Squires Field. The plot is situated within easy walking distance of local amenities whilst having the advantage of backing due south directly onto Green Belt Farmland and enjoying far reaching views to Swanley Village and beyond

The plot currently comprises of garden land located between the property 6 Squires Field and the eastern boundary with 8 Squires Field. Though there will be some modifications, the site will be accessed via the existing access for 6 Squires Field.

The site is ideally located for access to London, the M25, with its links to Gatwick and Heathrow airports, and the channel ports via the M20/A2. Furthermore, Swanley Station service to London Bridge has an estimated journey time from 19 minutes.

The locality benefits from an excellent range of state and private schools such as Dartford Grammar, Sevenoaks School and Tonbridge School. As well as offering a plethora of recreational activities, including some notable golf clubs such as The London Club, Wilderness and Birchwood Park Golf Club. Moreover, a wide range of shops, restaurants and services and can be found at Bluewater shopping centre which is circa 7.3 miles away.



Planning

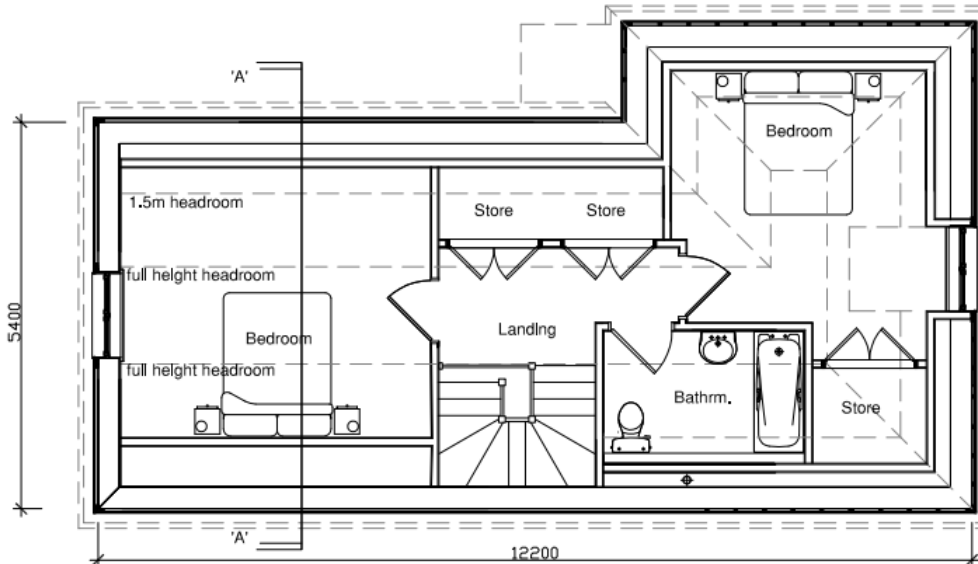
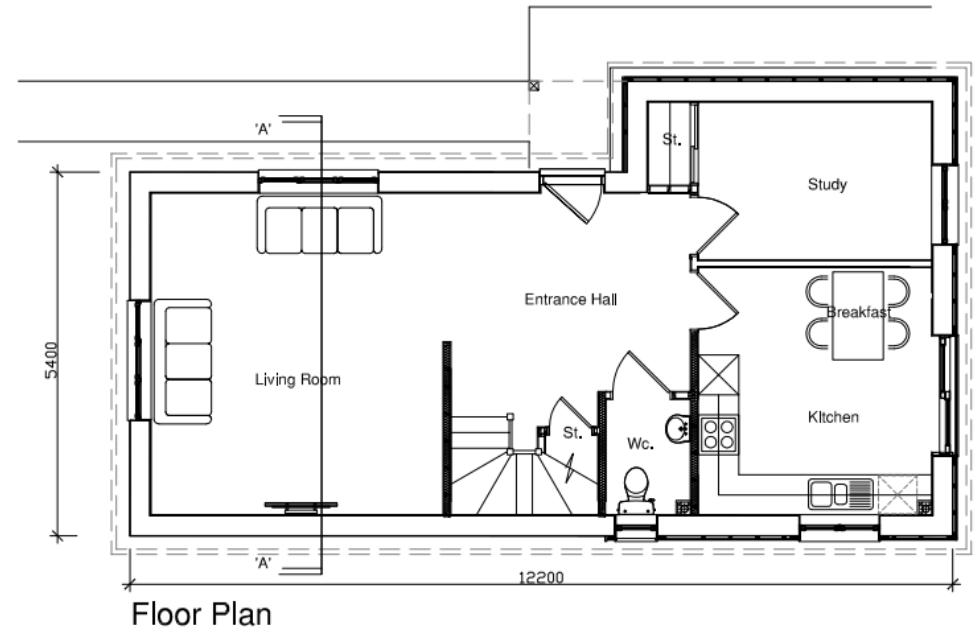
Planning Consent has been granted by Sevenoaks District Council under ref: [22/00896/FUL](#) dated 26th May 2022. The proposed development is the construction of a single storey dwelling with accommodation in roof space with associated parking to side of existing property with alteration to existing garage to facilitate development.

The consent permits a detached dwelling with 2 bedrooms and bathroom on the first floor, plus study or potential bedroom 3 on the ground floor, with generous sized living room and kitchen and ground floor cloakroom with an estimated GIA of 1087 ft² (101m²).

An alternative consent was granted by Sevenoaks District Council for a 2 bedroom detached bungalow with identical siting and footprint but without any first floor accommodation under ref: [21/04249/FUL](#) dated 02 March 2022.

Accommodation Works

The Demolition of part of the existing garage and reconstruction of the flank wall will be the responsibility of the buyer, along with a minor sewer diversion to accommodate the new dwelling. The seller has obtained technical approval for this work from Thames Water.



Sales and Viewing Information

Agent's Note

The buyer will be responsible for the Accommodation Works contained within these details. The buyer will also be responsible for building the property in accordance with the approved plans. The seller will erect a new 6ft timber fence on the new western boundary of the plot.

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

We understand the Vendor will not elect to charge VAT

CIL

CIL is estimated at £9,271.58 (27th May 2022)

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

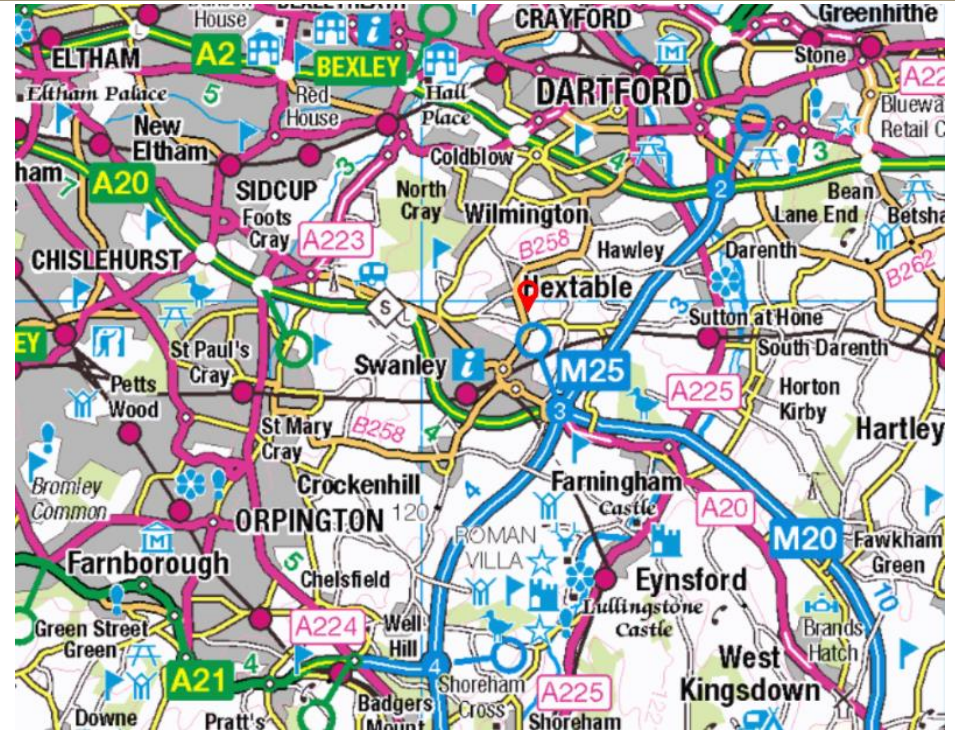
Viewing

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

Agent Details

Peter Bowden
01732 363633

p.bowden@rpcland.co.uk



Misrepresentation Clause

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