



Exciting Development Opportunity for Single Plot With
Planning Consent in Attractive Tunbridge Wells Location

Land to the South of Tanners,
Pembury Grange,
Royal Tunbridge Wells Kent TN2 4RP

Site Description

The site is conveniently located near the end of Sandown Park and is approximately 956 sqm in size. The site level rises from North to South, with a gentle slope from west to east.

The land's western boundary and access is Sandown Park. The northern boundary is woodland and to the south and east the site is bounded by neighbouring dwellings.

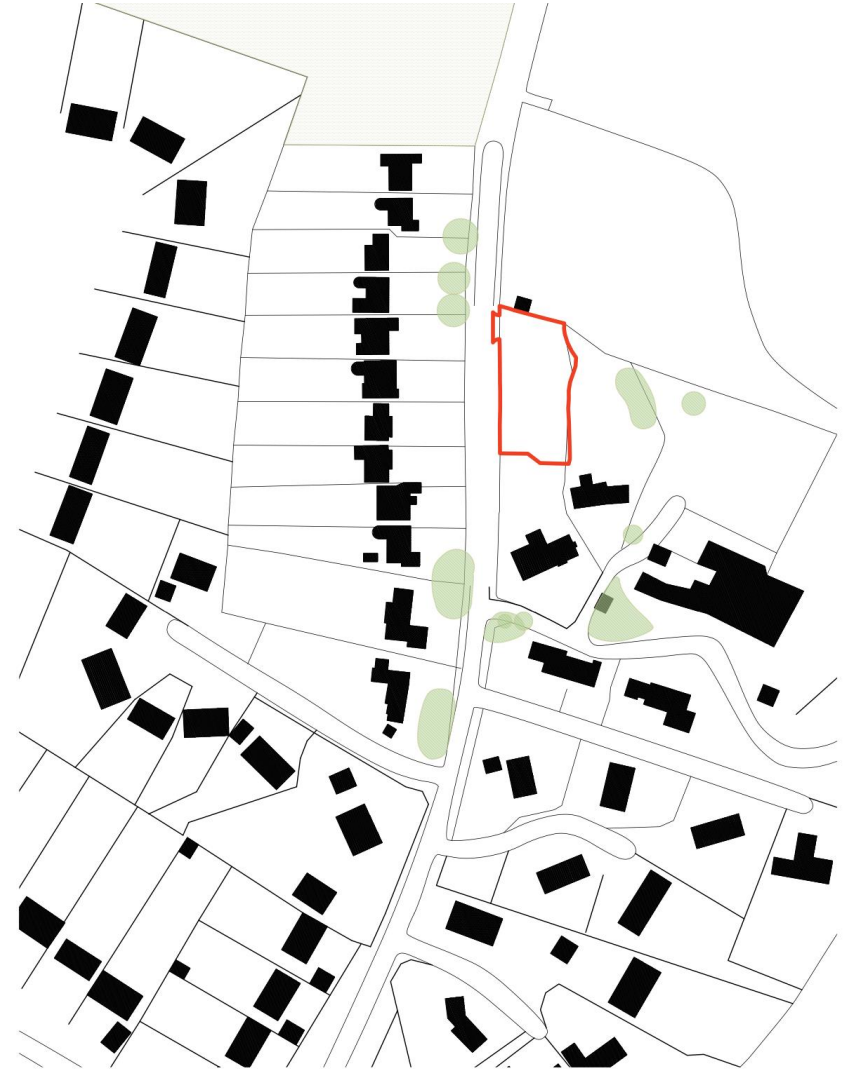
The site has a number of mature trees ranging from an A-Grade striking Giant Redwood, to B & C Grade Sweet Chestnuts, Beeches, Oak, Larch and Holly. The site is currently covered by a TPO Woodland Order.

The land at Sandown Park is located about 2 miles east of Tunbridge Wells town centre, with its wide range of shops, cafes and restaurants. Knights Park with its multi-screen cinema, health and fitness club, restaurants and a bowling alley is circa 2.6 miles away. The meadows, wildlife and lake of Dunorlan Park is just over a mile away.

Tunbridge Wells also has a number of historical attractions including Scotney Castle, with its 14th century moated castle and Victorian country Mansion. As well as the circa 800-year-old Bayham Abbey.

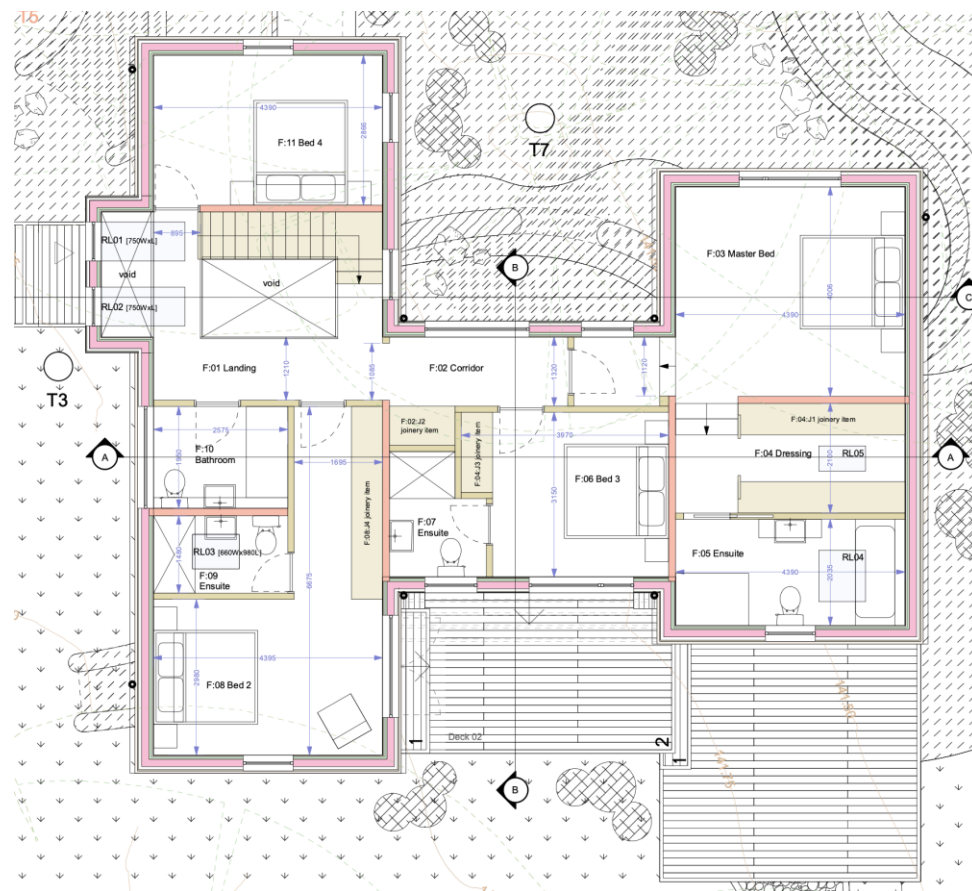
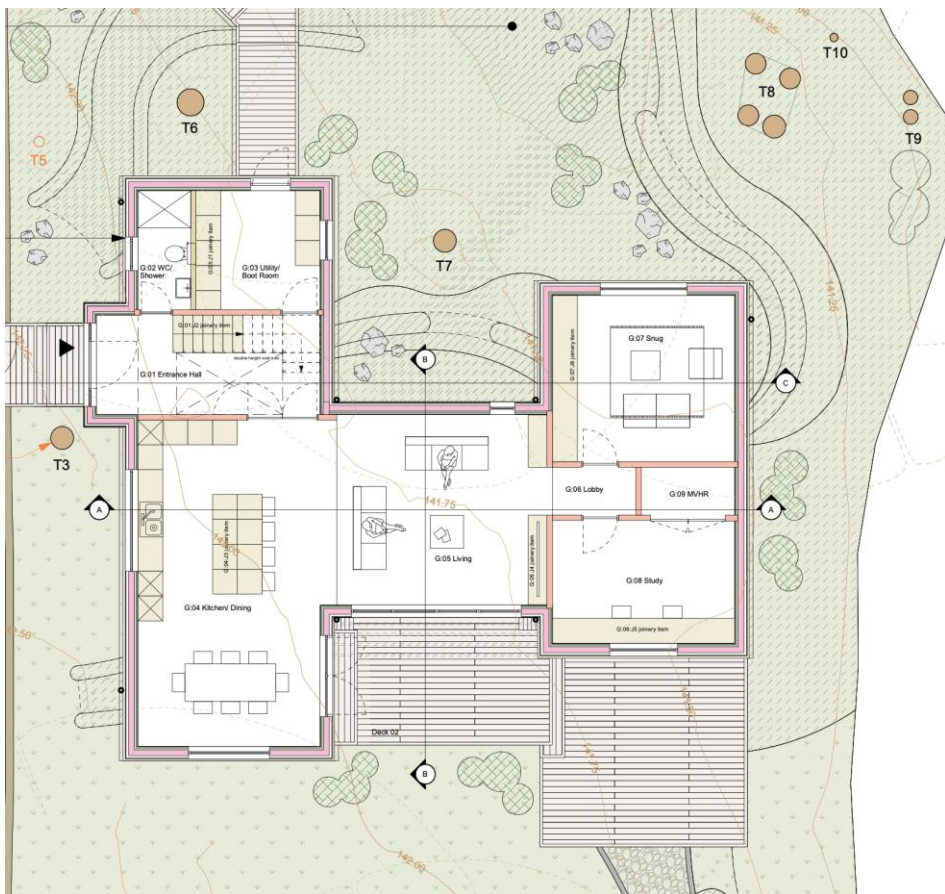
There are a number of good private and state schools in the locality, including Skinner's Academy in Sandown Park and several excellent schools in Tunbridge Wells, Tonbridge and Sevenoaks.

High Brooms station is about 2.2 miles, with a service to London Bridge taking circa 38 minutes. Other alternatives include Tonbridge station, which is about 5.8 miles away.



Planning

The was originally consented for a 4 bed dwelling with a separate garage and access May 2020 ref:[20/00073/FULL](#). Subsequently the scheme was altered under ref:[22/00169/FULL](#), which was granted in May 2022. The latter consent grants planning for a two storey, H-shaped, contemporary dwelling. As well as a single storey garage, which is accessed from the property via a boardwalk. The proposed dwelling is approximately 250 sqm GIA (2690.98 sqft)



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

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

N/A

VAT

N/A

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



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