

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



Exciting Development Opportunity in attractive AONB  
Location, Subject to Vendors Planning

Tong Farm Marle Place Road  
Brenchley Tonbridge Kent  
TN12 7HS



# Site Description

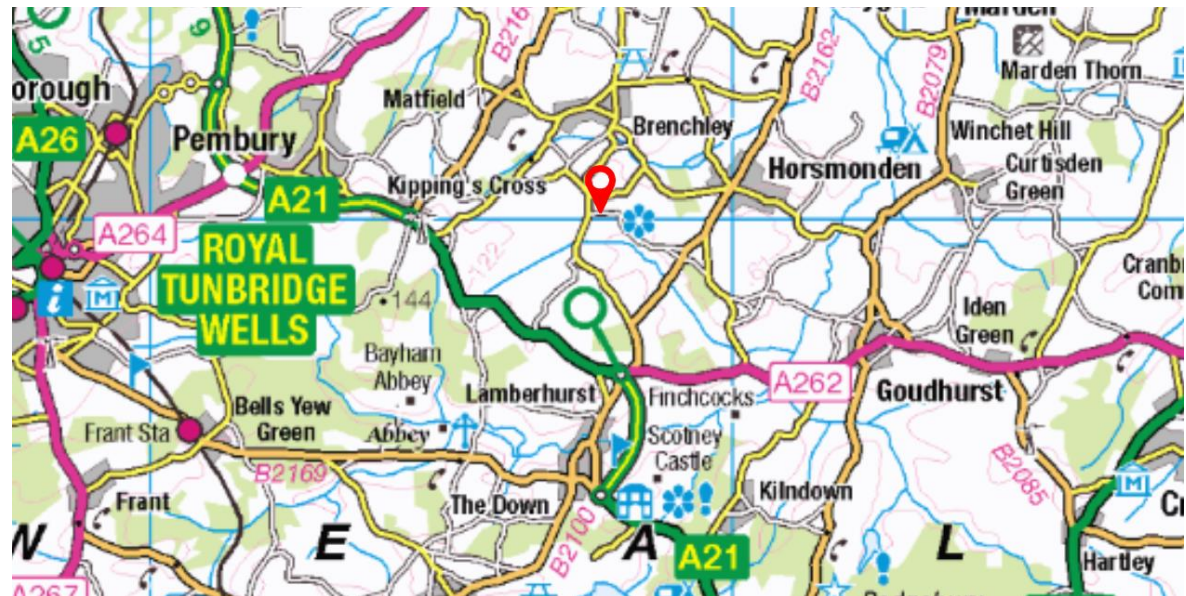
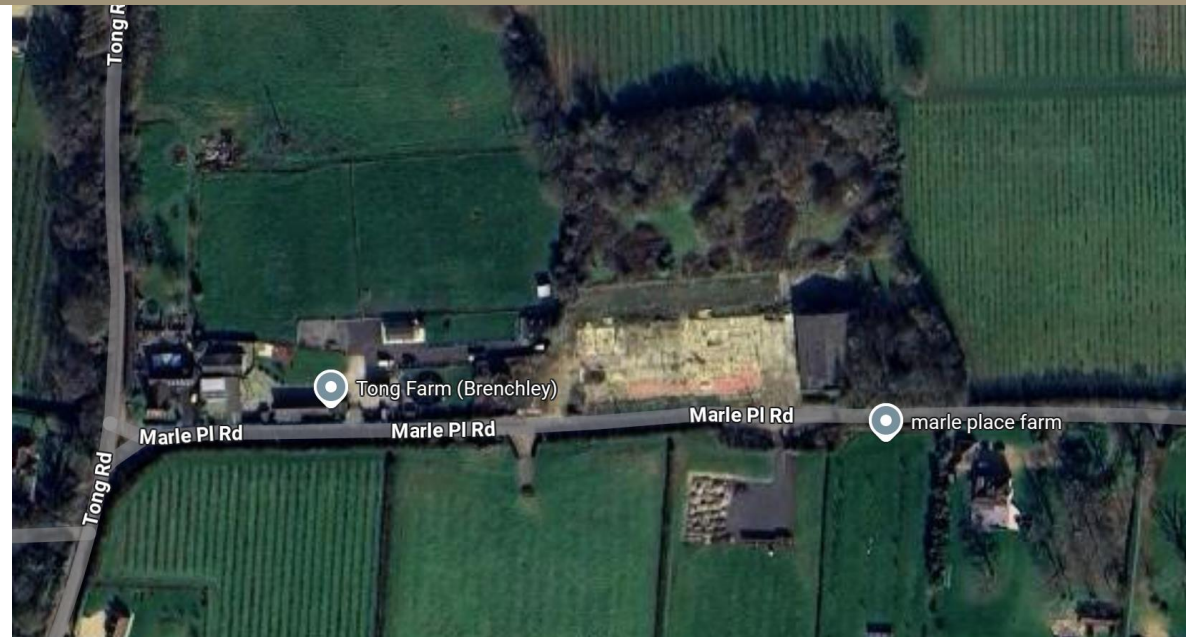
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The site formerly contained some large former agricultural buildings, hardstanding and several mobile homes. The former agricultural buildings historically were used for fruit packing and storage, before latterly being used by a cleaning company. The buildings suffered historic fire damage and have subsequently been cleared.

The Vendor will be partitioning the site and retaining the western portion of the site. There are agricultural fields to the north, south and east of the site although there are tree covered areas closer to the rear (north) and along the side (east) boundary of the site. Further residential properties are situated on the southern side of Marle Place Road.

The site is situated within the AONB, and is set in a quiet country lane, despite which it is very accessible to the village, road networks (via the A21) and Rail travel (inclusive of Paddock Wood, Tunbridge Wells and Tonbridge). Brenchley to the north is the nearest village and is some 2.5km away. While Horsmonden, situated further to the east, is just over 3km away from the site.

Between them, the local villages of Brenchley, Matfield and Horsmonden offer a range of local amenities including pubs, village shops, primary schools and surgeries. The larger centre of Tunbridge Wells is about 6.8 miles away and offers a wide range of shopping and recreational facilities. The mainline railway station at Tunbridge Wells has regular services to London Bridge, taking from 42 minutes.



# Planning

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The site has planning under ref:[22/02640/FULL](#) for the *Demolition of existing structures and re development to provide 4 dwellings (Class C3), 1 self-build home (Class C3), 1 live/work unit (Class C3) and 2 office units (Class E), access, landscaping and other associated works.*

The Vendor has cleared the site and has submitted a planning application under ref:[24/03204/FULL](#) for the *Variation of Condition 2 of Planning Permission 22/02640/FULL (Plot 1: Alterations to fenestration and dormer windows; addition of Juliet balcony to rear; addition of canopy to boot room. Plot 2: Alterations to fenestration and dormer windows; omission of single storey side element; additional roof light in side elevation; revisions to chimney; walk on balcony omitted to rear; Juliet balcony added to rear. Plots 3 and 4: Alternations to fenestration and to extent of weatherboarding; addition of pitched roof on front canopy for plot 4 and flat roof on front canopy for plot 3. Plot 5: Alterations to extent of weatherboarding; removal of chimney; pitched roof on front canopy; alterations to fenestration; addition of Juliet balcony to rear. Proposed Garage and Offices: Plot 1: additional pedestrian door to side. Plot 2: omission of window in side. Plot 4: Two roof lights to replace dormer window on front; second dormer window added to rear; Proposed offices: additional projection to front elevation; enlarged windows to rear. Live / Work Unit: Alterations to windows and entrance door; additional two roof lights in side elevation; widened canopy).*

The Vendor has partitioned the site to retain the 1 self-build home (Class C3), 1 live/work unit (Class C3) and 2 office units (Class E).





# 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.

## VAT

The Vendor has elected not to charge VAT on this sale.

## CIL/S106

The Vendor has paid circa £30,000 of the S106 agreement, with the balance, and indexation to be paid by the Purchaser.

## Method of Sale

Offers are invited by way of private treaty. 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
- 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.
- 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.

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 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

# Agent Details

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Peter Bowden

01732 363633

[p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)



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