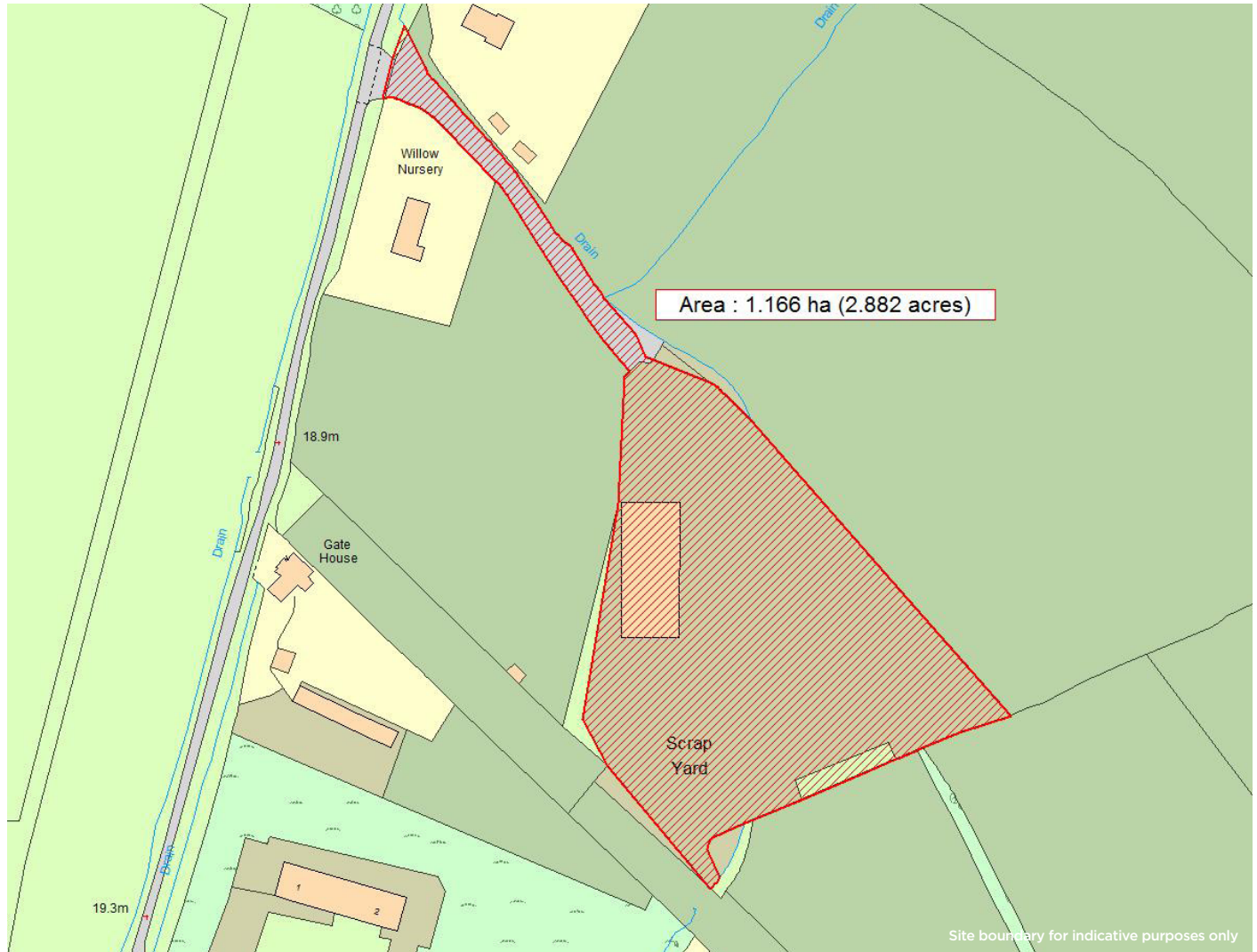


LAND AT WILLOW LANE

Paddock Wood, Tonbridge, Kent TN12 6NL



Key Highlights

- Freehold with vacant possession
- Rural Residential Development Opportunity
- Approximately 2.8 acres
- Planning Permission granted for the erection of 10 dwellings
- Approximately 2 miles from Paddock Wood
- Offers invited on an unconditional basis

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Location

The Property is situated in a rural location, about 2 miles to the East of Paddock Wood.

Despite being a rural location, The A21, London to Hastings road, is approximately 5 miles to the South, giving access to the M25 at Junction 5. The A228, a partly dual-carriageway, link road is a short distance to the North, which in turn provides access to the M20 (Junction 4), approximately 10 miles North of Paddock Wood.

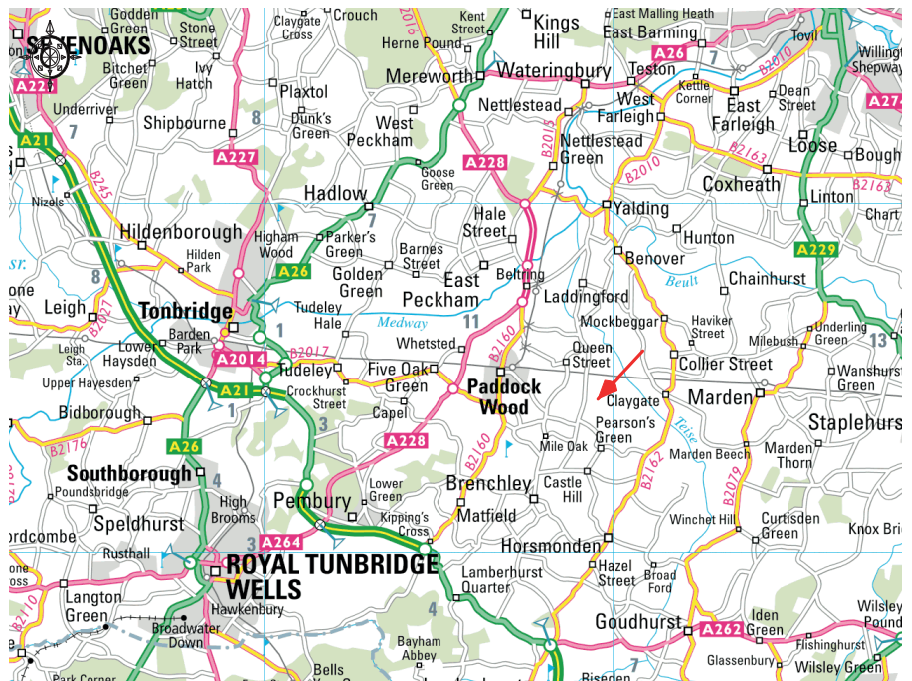
Paddock Wood station is located approximately 1.8 miles to the north west and provides services to London Charing Cross (journey time around 55 minutes), to Ashford International (journey time around 30 minutes) and to Gatwick Airport via Tonbridge and Redhill (journey time around 1 hour 15 minutes).

Paddock Wood is a popular town located in mid Kent and benefits from a variety of convenience retail shopping and leisure facilities. The town also has a large and well-established industrial area just to the north-east of the town centre.

The site can be accessed via Willow Lane.

Description

The site currently benefits from planning for the demolition of existing buildings, removal of concrete hard standing, erection of 10 dwellings with associated access, parking and landscaping. (Planning ref 17/04224/FULL). The application is subject to a S106 agreement which requires payment of the affordable contribution prior to commencement of development. A copy of this agreement is available on request.



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Planning

The site is being sold on an unconditional basis.

Tunbridge Wells Borough Council currently does not have a CIL charging schedule in place.

The statutory plan covering planning policy and development control for the area is the Local Plan 2006.

Tunbridge Wells Borough Council have commenced work on preparing a new Local Plan that will guide future development for the period up to 2033.

Tenure

The Property is available by way of freehold and is provided with the benefit of vacant possession. The Property is registered at the Land Registry under title numbers K937954 and TT26107.

Services

We have been advised that mains water, electricity, drainage and telecommunications are available to the site. These have not been tested by the agent. It is recommended that purchasers and their advisors make the necessary enquiries for verification.

EPCs

We have obtained an EPC for the property dated 8 February 2009 which scores the property as "B (46)". As identified by the planning permission the existing buildings are to be demolished.

Taxation

The current rateable value for the property is £64,500.

Site Constraints

The property falls within Flood Zone 1 and so has a low probability of flooding.

VAT

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

Method of Sale

The Property is offered for sale by informal tender, offers are invited on an unconditional basis. The offer deadline is **Wednesday 24th July by 4pm.**

Local Authority

Tunbridge Wells Borough Council – Mount Pleasant Road, Royal Tunbridge Wells, Kent TN1 1RS

Further Information/Viewing

Further property information is available on request.

Should a site visit be required this will be strictly by appointment through the vendor's agents.

Contact

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