



RESIDENTIAL DEVELOPMENT OPPORTUNITY
LAND AT WALKHURST ROAD, BENENDEN, CRANBROOK, KENT



**Lambert
& Foster**



Two Ponds



Walkhurst Lodge

The Old

Feoffee

1 to 6

Gate

Pelham

SITE FOR SALE TINTED LIGHT RED

1 to 4

Workhouse Gill

5 to 8

Pond

CRANBROOK 3.7 MILES | TENTERDEN 7.4 MILES | STAPLEHURST MAINLINE STATION 7.6 MILES | TUNBRIDGE WELLS 17.8 MILES

LAND AT WALKHURST ROAD, BENENDEN, CRANBROOK, KENT TN17 4DR

Outline planning consent for 13 residential units. Favoured location on the edge of popular Wealden Village. Located within the Cranbrook School Catchment Area.

GUIDE PRICE £2,200,000



LOCATION

Walkhurst Road is on the immediate northern outskirts of the popular Wealden village of Benenden. Benenden has a popular community village shop, post office, butcher and two local pubs. More extensive facilities can be found in the towns of Cranbrook, Tenterden and Tunbridge Wells.

AMENITIES

There are a number of notable National Trust properties in the area including Sissinghurst Castle, Scotney Castle, Bodiam Castle and Smallhythe Place. There is also Great Dixter at Northiam. The site is located in the High Weald Area of Outstanding Natural Beauty and the land is within walking distance of village amenities.



PLANNING

The site benefits from an outline planning permission for 13 dwellings granted by Tunbridge Wells Borough Council (Ref. 19/00822HYBRID) on the 23rd March 2021. The Permission also includes detailed consent for 12 Almshouses on adjoining land. The Consent was granted subject to conditions and S106 contributions (please refer to the data pack).

DESCRIPTION

The site for sale extends to 0.57 hectares (1.40 acres) and is offered on behalf of Benenden Almshouse Charities who have obtained planning permission for residential development on this Greenfield Site for 13 private dwellings with an associated linked consent for 12 new build Almshouses. The Almshouses site is being retained by Benenden Almshouse Charities.

The outline consent granted by Tunbridge Wells Borough Council shows a preferred mix of private dwellings (see plan on opposite page - site area 0.57 hectares):

2 x 2 bedroom dwelling

9 x 3 bedroom dwelling

2 x 4 bedroom dwelling

Details of the Almshouse development, which is to be separately developed by Benenden Almshouse Charities (site area 0.47 hectares), shows a mix of:

4 x 1 bedroom dwelling



6 x 2 bedroom dwelling

2 x 3 bedroom dwelling

Access to the site will be over the shared estate road which leads on to an area of open space/agricultural land on the south east side of the plot. The Freehold of the estate roads will be retained by the vendors with appropriate rights of way granted.

The seller would consider proposals to build the Almshouses from the successful purchaser.



Key	
	Detailed Application - 0.47 Hectares
	Outline Application - 0.57 Hectares
	Total - 1.04 Hectares

Project Title
 Proposed Residential Development
 Land adjacent to Feoffee Cottages
 Walkhurst Road
 Benenden

Drawing Description
 Proposed Coloured Site Plan

MAINLINE RAILWAY SERVICES

Fast and frequent services running to London Charing Cross and Cannon Street from Staplehurst and Headcorn Stations. Eurostar trains are available from Ashford International. A High Speed link runs from Ashford to London St Pancras in about 37 minutes.

SCHOOLS

The site is within the favoured Cranbrook School Catchment Area and there is an excellent range of schools in both the state and private sectors at both Primary and Secondary levels.

MOTORWAY LINKS

The M25 via the A21 can be accessed at Junction 5 and the M20 at Junction 8, both providing direct links to Gatwick and Heathrow Airport and other motorway networks.

SERVICES

The online information pack provides information on service connections but prospective purchasers should make their own enquiries as to their suitability.

Mains electricity, water and drainage are available adjacent to the site. We are advised that mains gas is in Walkhurst Road.

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed, but not guaranteed, to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

METHOD OF SALE

Unconditional and Conditional offers are invited for the freehold interest of the site as a whole.

TENURE

The freehold of the site is being sold with Vacant Possession on completion.

DATA PACK

A full planning pack can be sent on request or planning information can be downloaded from the Tunbridge Wells Borough Council website.

Planning consent was obtained by Benenden Almshouse Charities by Clagues Architects (www.clague.co.uk) and all illustrations are included in the sales particulars, with their permission.



Walkhurst Lodge

Feoffee

Pelham

Two Ponds



1 to 4

5 to 8

Workhouse Gill

Pasture



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

HYPHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

MAYFIELD, EAST SUSSEX

Tel. 01435 873 999

Sussex House, High Street,
Mayfield, East Sussex TN20 6AQ



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