



For identification only

**FREEHOLD LAND FOR SALE - c0.23 ha (0.57 acres)**

- PLANNING CONSENT GRANTED FOR 6 DWELLINGS – Full data centre to tender stage is available

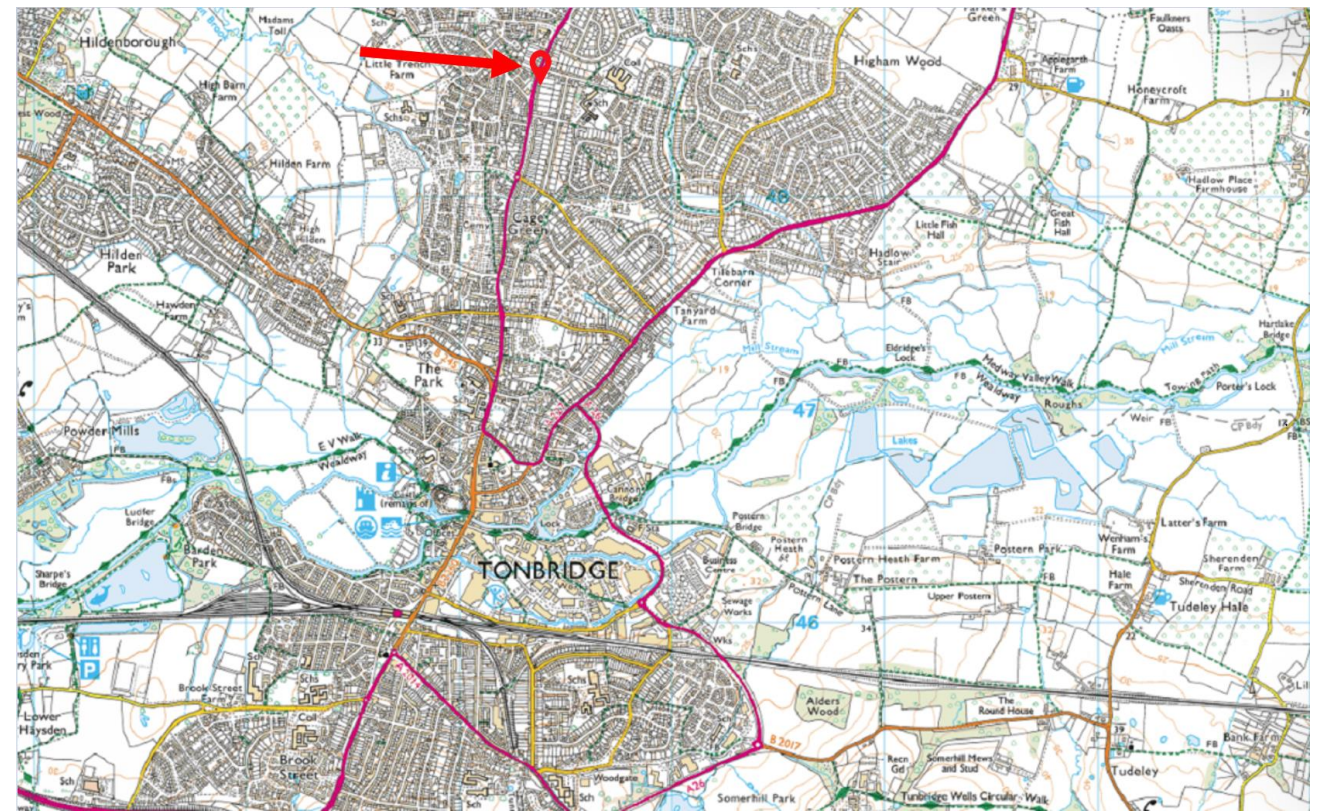
335 – 337 Shipbourne Road, Tonbridge, Kent, TN10 3EU

est. 1828  
**bracketts**



# EXECUTIVE SUMMARY

- Residential development opportunity in the popular market town of Tonbridge in Kent
- Gross site area extending to approximately (0.23 hectares) 0.57 acres
- Situated in a well established residential location
- Planning consent granted for the erection of 2 pairs of semi-detached 4 bed dwellings and one pair of detached 4 bed dwellings to the rear with two car ports
- The site is clear and immediately ready for development
- A comprehensive data room of information to tender stage is available
- An attractive tax offset is available
- No SDLT payable
- Unconditional offers invited
- Guide price on application



## LOCATION

The site is located approximately 2 miles to the north of Tonbridge town center. Tunbridge Wells is 6 miles to the south, Sevenoaks is 7 miles to the north west and Maidstone is 14 miles to the north east.

Tonbridge is a popular market town location for commuters and families, being approximately 40 miles to the south east of central London.

Tonbridge is renowned for its medieval castle, gardens and picturesque countryside.

The High Street provides a good range of local amenities benefiting from a multitude of national and local shops, pubs / bars and restaurants.

Tonbridge also benefits from a number of highly regarded grammar / state and private secondary schools including Judd, Tonbridge Girls Grammar, Weald of Kent, Hillview, Hayesbrook and Tonbridge Boys Private School.

The surrounding towns and villages also offer a wide selection of primary, grammar / state and private schools.

## DESCRIPTION

The site comprises a roughly rectangular level parcel of land, extending to a gross area of approximately (0.23 hectares) 0.57 acres.

The site fronts Shipbourne Road and is located approximately 2 miles to the north of Tonbridge town centre. Tunbridge Wells is 6 miles to the south, Sevenoaks is 7 miles to the north west and Maidstone is 14 miles to the north east.

Tonbridge is a popular market town location for commuters and families, being approximately 40 miles to the south east of Central London.

Tonbridge mainline station is located around 2 miles to the south providing a fast and frequent train service to Central London stations in approx. 35 mins. The town enjoys good road communications with access to the A21 and to Junction 5 of the M25 around 8 miles to the north.

## PLANNING

We are informed planning consent has been granted for the erection of 2 pairs of semi-detached 4 bed dwellings and one pair of detached 4 bed dwellings to the rear with two car ports. An amalgamation of three existing planning consents.

Please see the link below to the residential planning consent:

<https://planning.agileapplications.co.uk/tmbc/application-details/2090>

## SERVICES

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

## LEGAL TENURE

The site is held freehold under Land Registry Title Numbers K137003 & K166368.

## LOCAL AUTHORITY

Tonbridge and Malling Borough Council

## DATA CENTRE

A comprehensive data room of information prepared to tender stage is available which includes:

- Indicative architectural designs, including illustrative site plans & elevations
- Tender stage overview
- Site due diligence including utilities, mechanical, civil, structural, SAP assessments & preliminary information
- Planning documents including proposed floor plans
- Land Registry documents
- Additional site images

Access to the data room is available on request.

## METHOD OF SALE

The freehold will be sold by way of transfer of a Special Purpose Vehicle (SPV).

Unconditional offers for the Freehold of the site with Vacant Possession are invited.

All offers will need to specify:

- Purchase price
- Payment profile
- Timescales for exchange and completion
- Proof of funds in the sum of the offered purchase price

Please note that the Vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

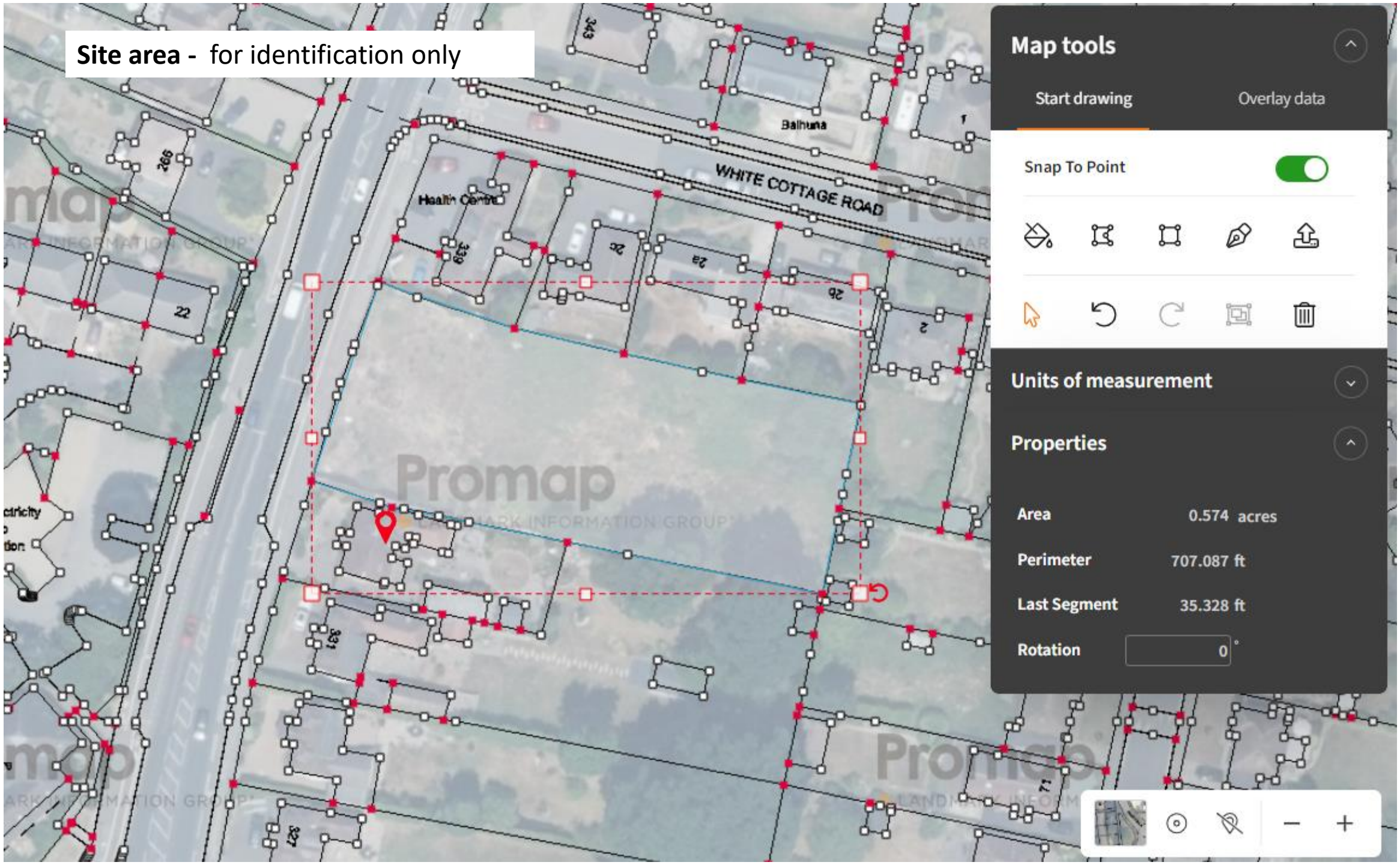
## LEGAL COSTS

Each party to pay their own legal costs.

The purchaser is to provide a legal cost Undertaking in the event they withdraw from the transaction following the agreement of Heads of Terms and expense has been incurred in preparing the legal pack.



Site area - for identification only





# Location plan





**Indicative images**



**335-337  
Shipbourne Road  
Tonbridge  
TN10 3EU**



*Subject to contract and proof of funds*

#### Important Notice

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#### FURTHER INFORMATION & VIEWINGS

Viewing strictly by appointment through sole selling agents

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