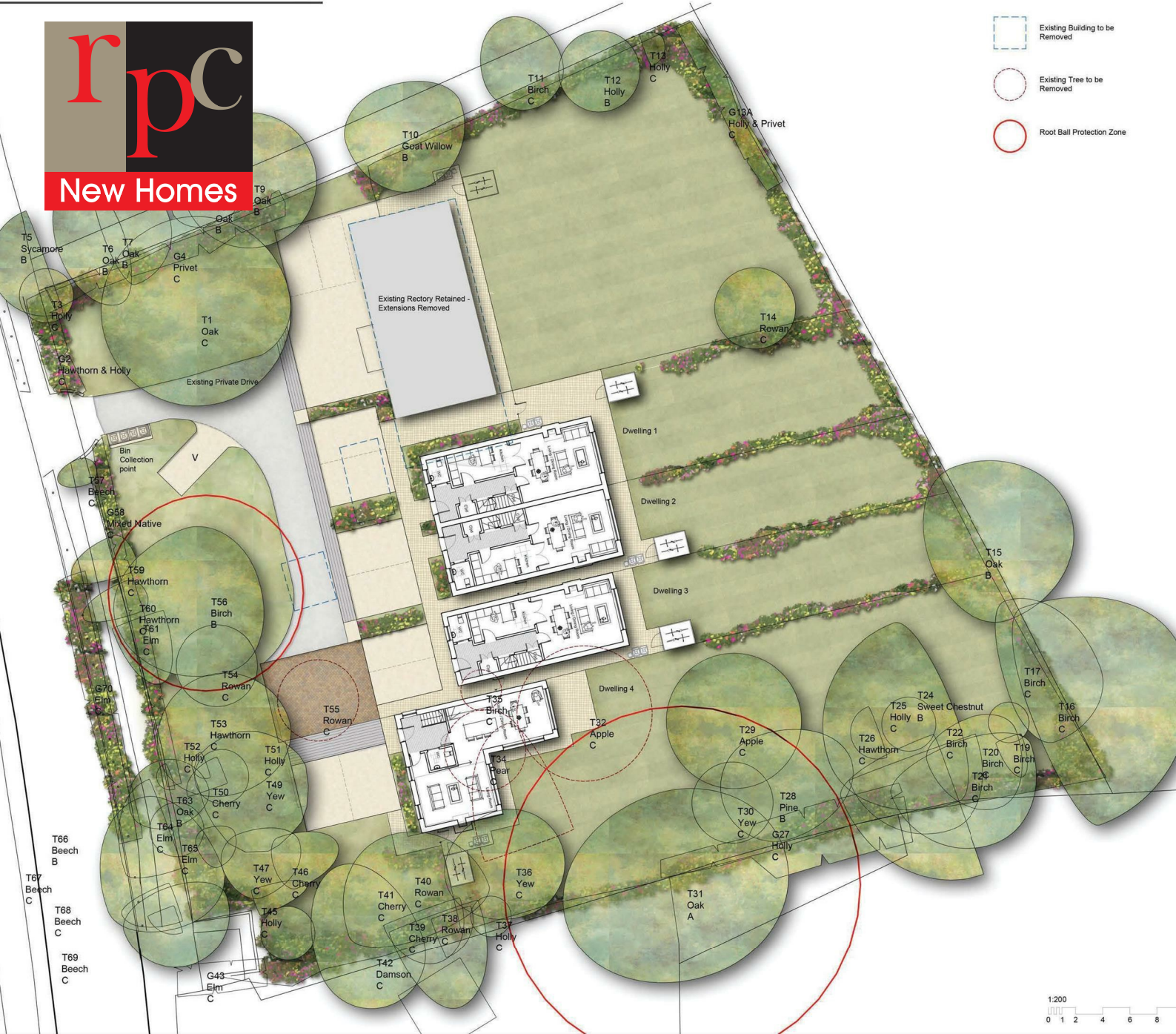


**rpc**  
New Homes



© 2018 RPC  
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of RPC.  
 RPC is a registered company in England and Wales with  
 No. 08482221

Revision	Date	Note
01	04.08.22	P1 - P10 Issue for comment
02	08.09.22	P2 - Scheme Development
03	08.10.22	P3 - Scheme Development
04	20.10.22	P4 - Updated following comments from client
05	08.02.23	P5 - Updated following comments from Highways
06	08.07.23	P6 - Updated following comments from Highways



**£1,300,000**

The Vicarage Waterloo Road, Cranbrook, TN17 3JQ



# The Vicarage Waterloo Road, Cranbrook, TN17 3JQ

Located in the attractive town of Cranbrook this site is offered with detailed planning permission for alterations to the existing dwelling and the construction of 4 no. new houses.

---

## Location

The site is located on the edge of the popular and desirable town of Cranbrook in the heart of the Weald of Kent. Cranbrook has a vibrant High Street with a number of independent retailers, cafes, pubs and restaurants. A wider range of shops and services can be found in Maidstone which is approximately 15 miles north or Royal Tunbridge Wells approximately 15 miles west.

Cranbrook is well known for its school that occupies a site of around 75 acres in the village. Cranbrook School is a unique co-educational State Grammar day and boarding school for 11 - 18 year olds. The school received a 'Good' Ofsted rating after the latest inspection March 2022.

The closest railway station can be found in the town of Staplehurst approximately 5 miles to the north where services are available to London Charing Cross with a journey time of around 1 hour. The site is around 7 miles from the Lamberhurst junction of the A21 which links to Junction 5 of the M25 and the rest of the UK motorway network.

## Site Description

The site extends to c. 0.35 hectares (c. 0.86 acres) in size and is regular in shape. The site falls in level as you move from the north to the south. It has a c. 50m frontage to Waterloo Road and is set someway above the highway. Current development at the site comprises a large detached former Vicarage with driveway from Waterloo Road, a detached single garage and its large rear and side garden. The site is bounded by mature trees and hedgerows. Immediately to the east of the site are fields, to the north is a public footpath with fields beyond, to the south is a small terrace of attractive houses with further houses on the opposite side of Waterloo Road. To the south west corner of the site fronting Waterloo Road is a well screened small electrical transformer.

## The Existing Vicarage

The existing property is to remain with minor alterations to the house and the demolition of the single garage that will create the ability to access the development site. The alterations to the property comprise the demolition of the single storey brick built conservatory extension to the right hand side of the property. The removal of the conservatory will still leave a good sized, well proportioned property comprising a large kitchen/family room, utility room, wc, as well as three reception rooms on the ground floor and four bedrooms, bathroom and separate wc on the first floor. The revised property extends to c. 176 m<sup>2</sup> (1,894 sqft) size.

## Planning & Proposed Scheme

Detailed planning permission was granted by Tunbridge Wells Borough Council on the 3rd August 2023 for the erection of four dwellings and alterations to existing dwelling under planning reference 23/01079/FULL. The Decision Notice has nine conditions, none of which are considered unusual for a site of this nature.

The new build element proposes 4 no. units comprising 2 no. 4 bed semis, 1 no. 4 bed detached and 1 no. 3 bed detached unit. All the 4 beds show a kitchen, wc and lounge/dinner on the ground floor with three bedrooms and family bathroom on the first floor and the master bedroom with ensuite on the top floor. They all extend to c. 140 m<sup>2</sup> (c. 1,507 sqft) in size. The 3 bed unit extends to c. 127 m<sup>2</sup> (c. 1,367 sqft) in size and the plans show a kitchen/breakfast room and lounge on the ground floor with 3 bedrooms, with an ensuite to the master bedroom and family bathroom on the first floor.

All the units including the existing property are to have two parking spaces to the front and good sized private gardens to the rear.

## Energy Performance Certificate

The existing property's current energy rating is D and it has the potential to be C. The Certificate is available to download from our website and the assessment is valid until 25th September 2033.

## Further Information

A floorplans and elevations of the proposed scheme and existing property, a site plan, planning documents and a schedule of accommodation are available to be downloaded from our website at [www.rpclandandnewhomes.co.uk](http://www.rpclandandnewhomes.co.uk).

## Tenure

The site is to be sold on a freehold basis with vacant possession upon completion.

## Services

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

## VAT

It is understood that VAT will not be applied to this transaction.

## Viewing Arrangements

Should you require a detailed inspection of the existing property and site, prior arrangement will need to be made through the agent. Please contact Graeme Dowd on 07904 372142 to make the necessary arrangements.

## Offers

Offers are sought by way of Informal Tender on an Unconditional (STC) basis only for the freehold.

Only offers in writing will be considered.

All offers MUST include details of any on site due diligence that will be required prior to an exchange of contracts as well as evidence to demonstrate that funds are available to complete the transaction.

The closing date for initial offers is Friday 24th November 2023.

Depending on the outcome of the initial round of bids, the vendor reserves the right to seek a further round of best and final bids if it is deemed appropriate.

As a Regulated Industry under Anti-Money Laundering Regulations, RPC Land & New Homes will need to verify the identity of all purchasers of the site and this will be completed before Heads of Terms are issued to the preferred bidder.

The vendor is not obligated to accept the highest or any bid made.