

For Sale as a Whole or in Three Lots



Exciting Development Opportunity for Three Impressive Plots, located on exclusive Hildenborough road in attractive green belt location, Subject to Vendors Planning

Lytlewood & Russetings
Riding Lane
Hildenborough
Tonbridge TN11 9LR

Site Description

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The site measures approximately 3.1 acres, consisting of plots for three luxurious executive styled detached properties located in the exclusive village of Hildenborough.

The site currently has two existing houses, Lytlewood and Russetings, both of which are 1.5 storey, detached dwellings, dating from c1930s. The existing buildings are built from white rendered bricks with steep pitched roofs, bay windows and gabled dormers. The properties are set back from the main highway, behind mature trees and vegetation. The properties are accessed via individual, private driveways off Riding Lane. Lytlewood also benefits from a tranquil pond/lake which is enclosed by natural woodland.

Apart from the dwellings, there are a number of outbuildings and poly-tunnels that are scattered across the rear gardens of the dwellings.

To the North of the site is circa 2.1 acres of woodland. This attractive arboretum of fine specimen trees is available for purchase separately, in individual lots or as a whole. The sale of the land will be subject to a restrictive covenant to maintain its current use.

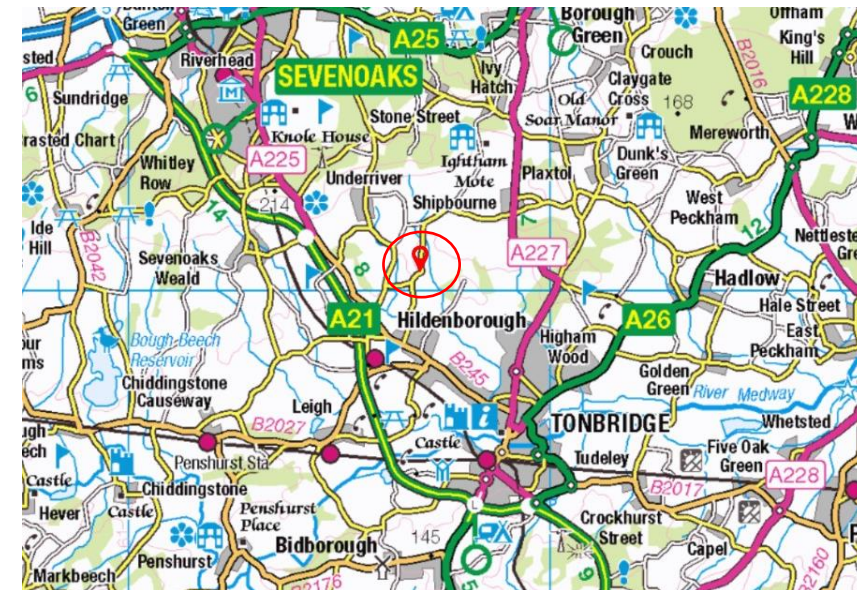
Location

The site is ideally situated 1.2 miles from the centre of Hildenborough village, with its local amenities, including church, village hall, pubs and local theatre, The Oast.

The site is 1.8 miles from Hildenborough Station, which offers a service to London Bridge taking from 28 minutes. Alternatively, Tonbridge Station is also only 3.8 miles from the site.

There are a number of excellent private and state schools in the locality, including Sevenoaks School, Tonbridge School, Tunbridge Wells Girls Grammer.

Venues for leisure activities include Nizels Golf Club, which also has a private health/fitness centre. Slightly further afield are Wildernesse and Knole golf clubs. Alternatively, the Squash Club is located at Tonbridge School.



Planning

The application, Ref: [23/01372/FL](#) proposes to demolish the two existing properties, along with their associated outbuildings and erect three new replacement, 2.5 storey dwellings, with access roads off Riding Lane.

The three proposed dwellings will be 5 bedroom detached properties, with plots 1 and 3 benefitting from integral double garages and plot 2 a detached double garage.

The existing driveways are to be retained and upgraded, with the driveway serving Russettings to be extended to provide access to the additional, infill property.

Plot No.	Proposed GIA (excludes the garages) ft ²	Proposed GIA (excludes the garages) m ²
Plot 1	4293	398.79
Plot 2	3845	357.24
Plot 3	3811.5	354.10
Totals	11,949.5	1110.13



Sales and Viewing Information

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.

CIL/S106

TBC

Method of Sale

- Offers are invited by way of Private Treaty(subject to contract.) All offers should be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk
- The site is for sale either as a whole or three Individual Plots.

In submitting a proposal, please include the following:

- Offer price and confirmation of the associated area (whole or part).
- Details of any assumptions and conditions, including any abnormal costs and CIL.
- Details of purchasers funding arrangements
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Full solicitor's details
- 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
- *Details of any overage which may be paid in light of improved planning consents*

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

Peter Bowden
01732 363633

p.bowden@rpcland.co.uk



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