

Only Plots 2 & 3  
Remaining



Exciting Development Opportunity for Two Impressive Plots, with planning consent, located on exclusive Hildenborough road in attractive green belt location

Lytlewood & Russetings  
Riding Lane  
Hildenborough  
Tonbridge TN11 9LR

# Site Description

## Site Description

The site measures approximately 1.3 acres, consisting of plots for two luxurious executive styled detached properties located in the exclusive village of Hildenborough.

The site currently has 1 existing house, Russetings which is a 1.5 storey, detached dwelling, dating from c1930s. The existing building is built from white rendered bricks with steep pitched roofs, bay windows and gabled dormers. The property is set back from the main highway, behind mature trees and vegetation. The property is accessed via an individual, private driveway off Riding Lane.

To the North of the site is circa 1.45 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.

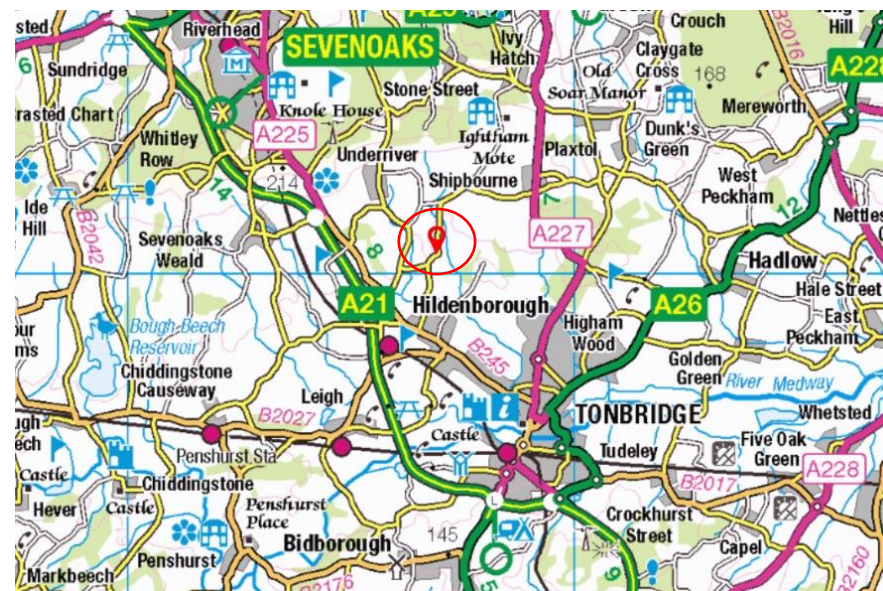
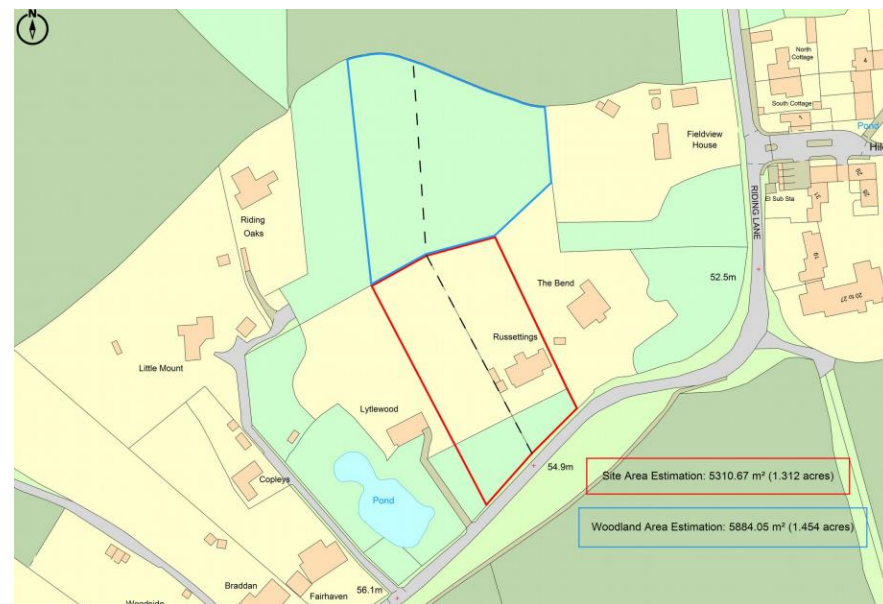
## Location

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 and Tunbridge Wells Girls Grammar.

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 consent, 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. Plot 1 has already been sold.

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

Furthermore, under ref: [24/00803/PA](#). It is consented to amend the position of Plot 2's detached double garage



| Plot No. | Proposed GIA (excludes the garages) ft <sup>2</sup> | Proposed GIA (excludes the garages) m <sup>2</sup> |
|----------|---|--|
| Plot 2   | 3845  | 357.24   |
| Plot 3   | 3811.5  | 354.10   |

# 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](mailto: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](mailto:p.bowden@rpcland.co.uk)



## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.