



Exciting Development Opportunity with  
Planning Consent for 5 units in Modest  
Corner, Southborough

Former Coys Cushions Ltd Southbank  
House Victoria Road Southborough  
Tunbridge Wells Kent TN4 0LT

# Site Background

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The Modest Corner scheme comprises of a terrace of three town houses, one 2-bed detached house and a 1-bed apartment.

We understand that 2015 Planning Consent has been implemented. We understand the Vendor has completed phase 1 of party wall works and service diversions.

We understand that CIL will not be applicable, nor will there be any S106 contributions.

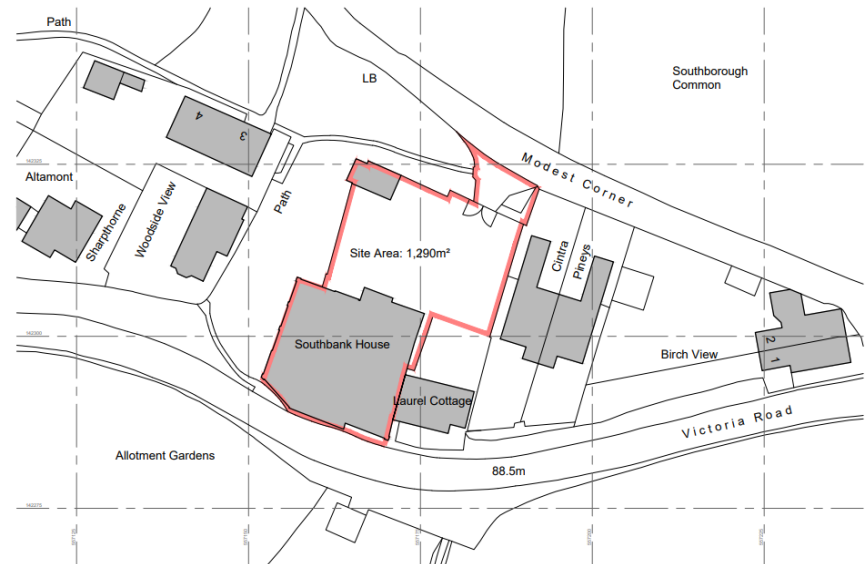
The Developers have demolished the existing factory buildings and cleared the site. We understand that on the completion of the development, the adjacent property, Laurel Cottage has a pedestrian right of way, from their back garden through the proposed parking court.

The site is located at the Northern edge of Southborough, within the attractive hamlet of Modest Corner. Tunbridge Wells is circa 3 miles away and Tonbridge circa 3.4 miles distant.

Tonbridge Station offers a regular and frequent services to London Bridge, Cannon Street and Charring Cross. The London Bridge service takes circa 35 minutes.

Being located at the northern edge of Southborough the site enjoys access to the A21 and onward to the M25.

The site is also around 0.7 mile from the centre of Southborough with its local shops, schools and restaurant





# Planning

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## Reference: [15/503293/FULL](#)

The initial 2015 planning application for the Residential development of 3 No. 3-bedroom townhouses fronting Victoria Road, and 1 No. 2-bedroom detached house and 1 No. 1-bedroom apartment fronting Modest Corner, with integral parking courtyard, and with access from existing site access to Modest Corner was consented.

## Reference: [18/02964/LDCEX](#)

In 2018 the site obtained the Lawful Development Certificate. Thereby effectively making the 2015 Planning consent Extant.



Unit Number	Unit Type	Approx. NIA (SqFt)
1	End Terrace	1,365
2	Mid Terrace	1,365
3	End Terrace	1,365
4	Detached House	1,108
5	Apartment	720



# Sales and Viewing Information

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## 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.

## VAT

TBC

## CIL/S106

TBC

## Method of Sale

Offers are invited by way of private treaty. All bids must be submitted in writing to RPC's Tonbridge Office. [p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)

In submitting a proposal please include the following

- Offer price
- Details of any assumptions and conditions, including any abnormal costs.
- Due diligence already undertaken, including confirmation of reviewing the website information
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Confirmation of purchasing entity, including full contact details.
- Board approval status or required process.  
confirmation of funds, (including Bank./Loan confirmation if required.)
- Full solicitor's details
- Previous track record of similar purchases.

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.

## 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 1.75% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers

# Agent Details

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Peter Bowden

01732 363633

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



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