



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



Exciting Development Opportunity for Bungalow
with Planning Consent in Sought After
Hildenborough Location

Middlepond Stables, Riding
Lane, Hildenborough,
Tonbridge, TN11 9LL

Location

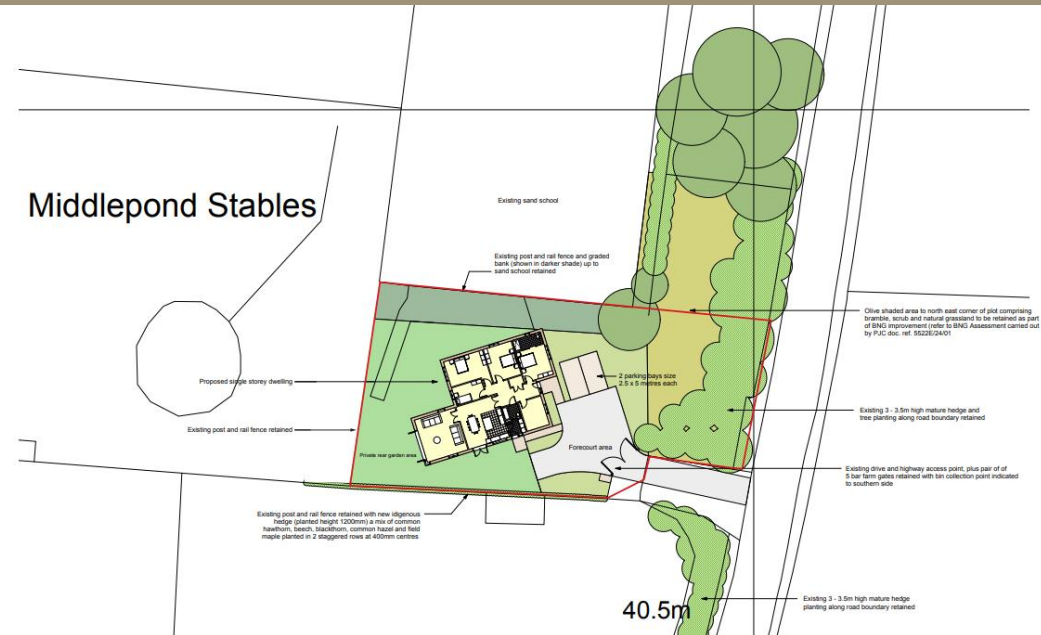
The site is located to the north of the village of Hildenborough and is connected to it via Riding Lane. Hildenborough provides a range of local amenities, including a primary school and train station.

The A21 can be conveniently accessed within approx. 5-minutes via the B245, which provides access to highway links. Tonbridge is approx. 2.5 miles to the south-east, while Sevenoaks lies approx. 5 miles to the north-west. Both offer grammar and private schools, Waitrose, and train station.

Leisure facilities abound with Golf clubs in Sevenoaks including Wildernesse and Knole, while Nizels in Hildenborough also boasts a private health/fitness centre. Alternatively, Tonbridge School Sports Centre offers a gym and swimming pool.

Site Description

The site comprises a former equestrian stable building. The stables itself is a U-shaped and set around a central concrete courtyard. Access to the stables is gained from Riding Lane to the east. To the north lies a sand school, to the east is Riding Lane and to the west and south lie equestrian paddock land.



Planning & Proposed Scheme

The site has a planning consent under ref:[25/00400/PA](#) for the *Proposed demolition of existing stables and creation of a residential dwelling with associated private amenity, landscaping, parking and access*



Proposed North East (Front) Elevation



Proposed South West (Rear) Elevation

Proposed Materials:

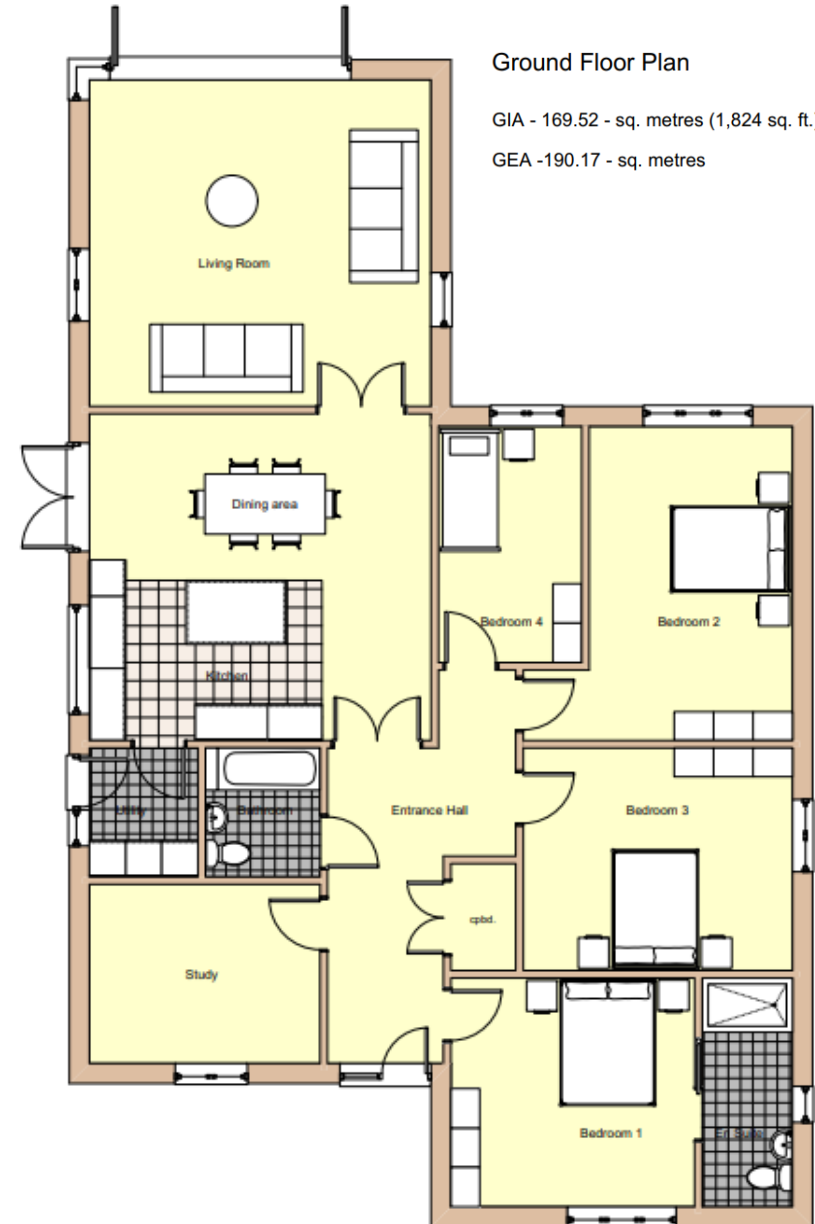
Roof: Metal standing seam roof
Walls: Primarily white finished render with elements of black composite horizontal boarding and light grained composite oak vertical panels, below DPC level - facing red brick brickwork (class B semi engineering)
Doors: Solid grey composite front and utility doors, bifold doors to rear - gun metal grey powder coated aluminium frames
Fascias and soffits: white uPVC
Rainwater goods: black rectangular upvc gutters and square downpipes



Proposed North West (Flank) Elevation



Proposed South East (Flank) Elevation



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

The Vendor has elected to not charge VAT on the sale.

CIL/S106

We understand there is no CIL or S106 costs.

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

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

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 1.5% 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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