

64 HENWOOD GREEN ROAD

PEMBURY, TUNBRIDGE WELLS, TN2 4LN

Residential Development Opportunity - 4 x Dwellings including extension to existing property

Guide Price - **£1,750,000**



CGIs of proposed scheme

Key Highlights

- Planning Permission for 4 x residential Dwellings, including extension and alterations of existing bungalow
- Site extends to approximately 0.85 acres (0.34 hectares)
- No Section 106, CIL or affordable housing requirement
- Freehold for sale with vacant possession
- Offers invited by Informal Tender

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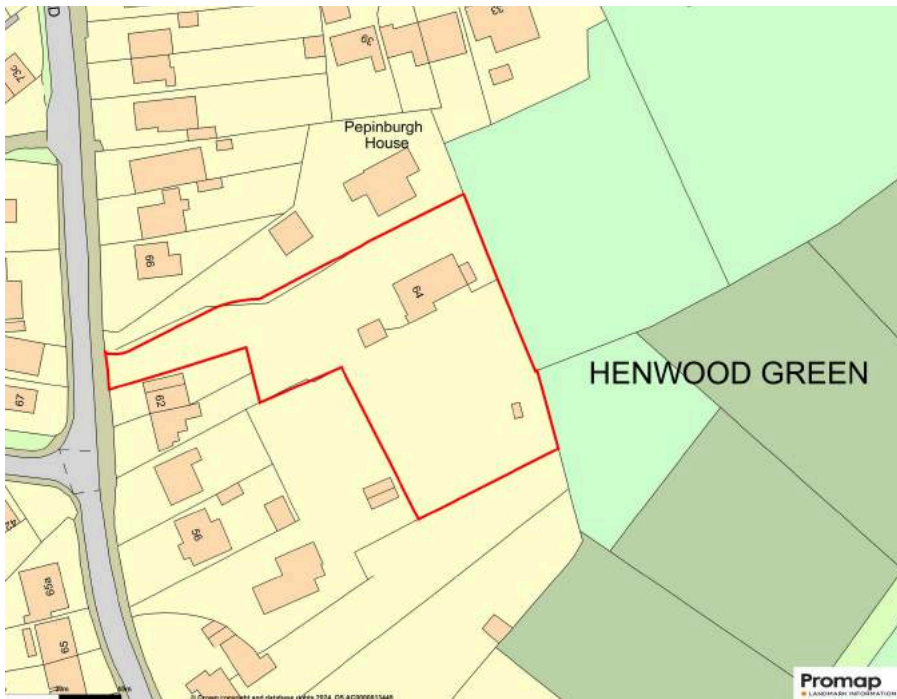
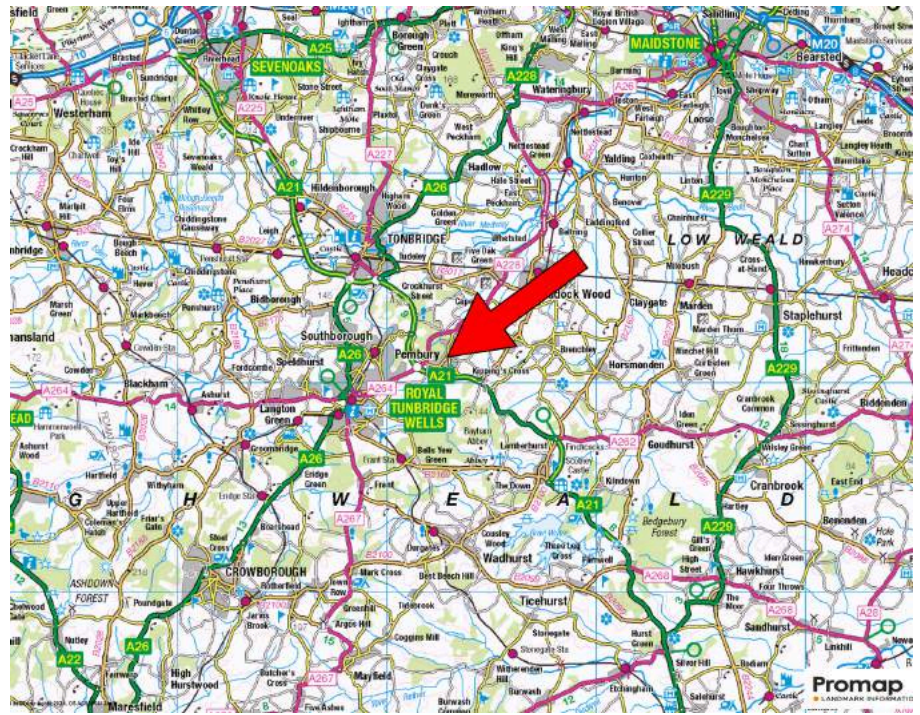
LOCATION

The Property is located in Pembury, a village within Kent, circa 3.9 miles north east of Royal Tunbridge Wells, circa 5.2 miles south west of Paddock Wood and circa 13.6 miles south east from Sevenoaks.

Pembury is centred around the village green and features a number of local amenities including a supermarket, post office, various Public Houses, restaurants, cafes, and a petrol station.

The nearest train station is in Royal Tunbridge Wells circa 4.2 miles south west of the Property which provides Southeastern services to London Bridge (circa 44 minutes), Hastings (circa 48 minutes) and London Charing Cross (circa 54 minutes).

Pembury benefits from a number of local schools including Pembury Primary School and Pembury School House Nursery. A greater range of comprehensive and grammar schools can be found within Royal Tunbridge Wells.



SITUATION

The existing Property is situated on a set back position from Henwood Green Road; a popular residential road comprising a mixture of semi-detached and detached dwellings featuring both single storey and two storey dwellings.

The Property is accessible via a long driveway unveiling a horseshoe driveway with generous parking at the front of the existing house.

The grounds of the Property are bounded by tall hedgerows providing a sense of security whilst overlooking the greenbelt to the eastern boundary with unimpeded views from the rear garden. We are not aware of any allocation or future development to take place within this greenbelt area.

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EXISTING PROPERTY

The existing site comprises a detached chalet-style bungalow, with a large wraparound garden equating to circa 0.85 acres.

The ground floor is arranged to provide a kitchen, living room, bathroom, study and 3/4 bedrooms. The first floor comprises a sitting room with a circular fireplace and sliding doors to a terrace providing panoramic views of the garden.

There is also a detached garage with a workshop and small outbuildings, however, these are anticipated to be demolished with the current planning permissions.

We believe there could be scope to rent the existing Property whilst works are being undertaken to the additional dwellings.



COUNCIL TAX

The Council Tax payable is £3201.04 per annum. (2024/2025 rates).

VACANT POSSESSION

The sale will be on a vacant possession basis.

EXISTING DWELLING - ENERGY PERFORMANCE CERTIFICATE (EPC)

The Property has an EPC rated D.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOD RISK

Part of the northern area of the site, where the access lies, is within Flood zone 2/3. That said, the developable area of the site lies outside of these and only within Flood zone 1, where the probability of flooding is low.

SERVICES

We have been advised that mains water, electricity and gas are available. These have not been tested by the agent. It is recommended that purchasers and their advisors make the necessary enquiries for verification. No warranties are provided in this sale.



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PLANNING PERMISSION

The site benefits from two granted planning permissions:

23/03016

Planning Permission was granted on 11 January 2024 for the “Erection of single storey extension, roof alterations, fenestration and cladding alterations and insertion of dormers to existing dwelling; Replacement of garage with car barn; Erection of dwelling house with associated car barn and landscaping”.

Both proposed dwellings have been designed to incorporate modern open-plan living and will internally provide 4/5 bedrooms. They will also both benefit from private gardens and car barns for 2 x cars.



24/00145

Planning Permission was granted on 20 March 2024 for “Demolition of outbuilding and erection of 2 single storey dwellings with associated garaging and external works”. This new development will take place within the current rear garden of the existing dwelling with slightly elevated views overlooking the Green Belt (protected) land.

It is proposed that both units will provide an open plan kitchen living, three double bedrooms, and two bathrooms. They will both have private gardens to the rear and both benefit from 2 x car parking spaces.



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| PROPOSED FLOOR AREAS | SQ M | SQ FT |
|--|-------------|--------------|
| Plot 1 - Existing Chalet Bungalow Extended | 225 | 2422 |
| Plot 2 - Farmhouse style House | 188 | 2024 |
| Plot 3 - Bungalow | 118 | 1271 |
| Plot 4 - Bungalow | 118 | 1271 |
| TOTAL | 649 | 6,988 |

Proposed floor plans are available upon request.

LOCAL AUTHORITY

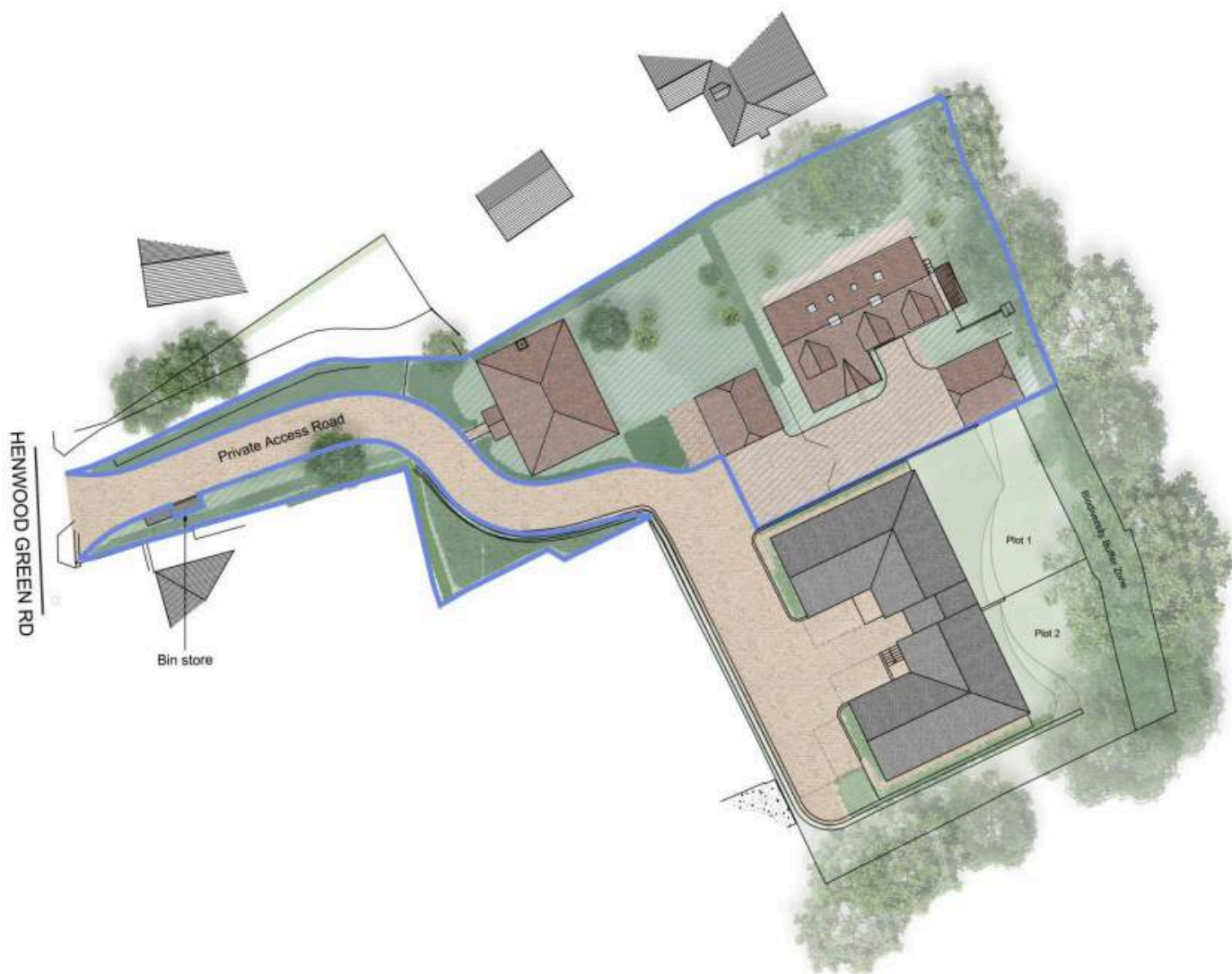
The site lies within the administrative jurisdiction of Tunbridge Wells Borough Council.

SECTION 106 / CIL

There are no requirements for s106 or CIL contributions, and there is no provision for affordable housing on the site.

VAT

We are advised that the Property is not elected for VAT.



SITE PLAN

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TENURE

The property is registered at the Land Registry under Title Number K460059. The freehold will be sold with vacant possession

LEGAL

The vendor will retain rights over the access road for any future development of adjoining properties

LEGAL COSTS

The purchaser will be expected to give a legal cost undertaking in the event they withdraw from the transaction following agreement of heads of terms and expense has been incurred in preparing and finalising the legal pack.

METHOD OF SALE

Offers invited on an unconditional basis and are sought via informal tender with a closing date for bids to be confirmed. The Vendor reserves the right not to accept the highest, or indeed any offers submitted, and may withdraw the Property from the market at any time. Parties are expected to co-operate with transaction counterparty Anti-Money Laundering due diligence checks upon agreement of Heads of Terms.

VIEWINGS

Viewings are strictly by appointment only, please contact either Chloe Sheppard or Imogen Elliott to arrange a viewing (contact details below).

TECHNICAL INFORMATION

Further information is available on request, including the following information:

- Existing Floor Plans
- Structural Survey
- Topo Survey
- Planning Documents and Plans
- Remaining addendum of CGIs

Please contact either Imogen or Chloe for a copy.

CONTACTS

For further information please contact:

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