



**TOWN CENTRE  
RESIDENTIAL  
DEVELOPMENT  
SITE  
WITH  
PLANNING  
CONSENT FOR  
9 NEW  
TOWNHOUSES  
&  
3 APARTMENTS  
  
FREEHOLD  
FOR SALE**



**Town Centre Residential  
Development Site to be sold with  
Planning Consent for  
9 new townhouses & 3 apartments**

**Approx site area 1.055 acres  
(0.427 hectares)**

**FOSSE MEWS  
LAND TO REAR OF  
182 HIGH STREET,  
TONBRIDGE, KENT, TN9 1BE**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

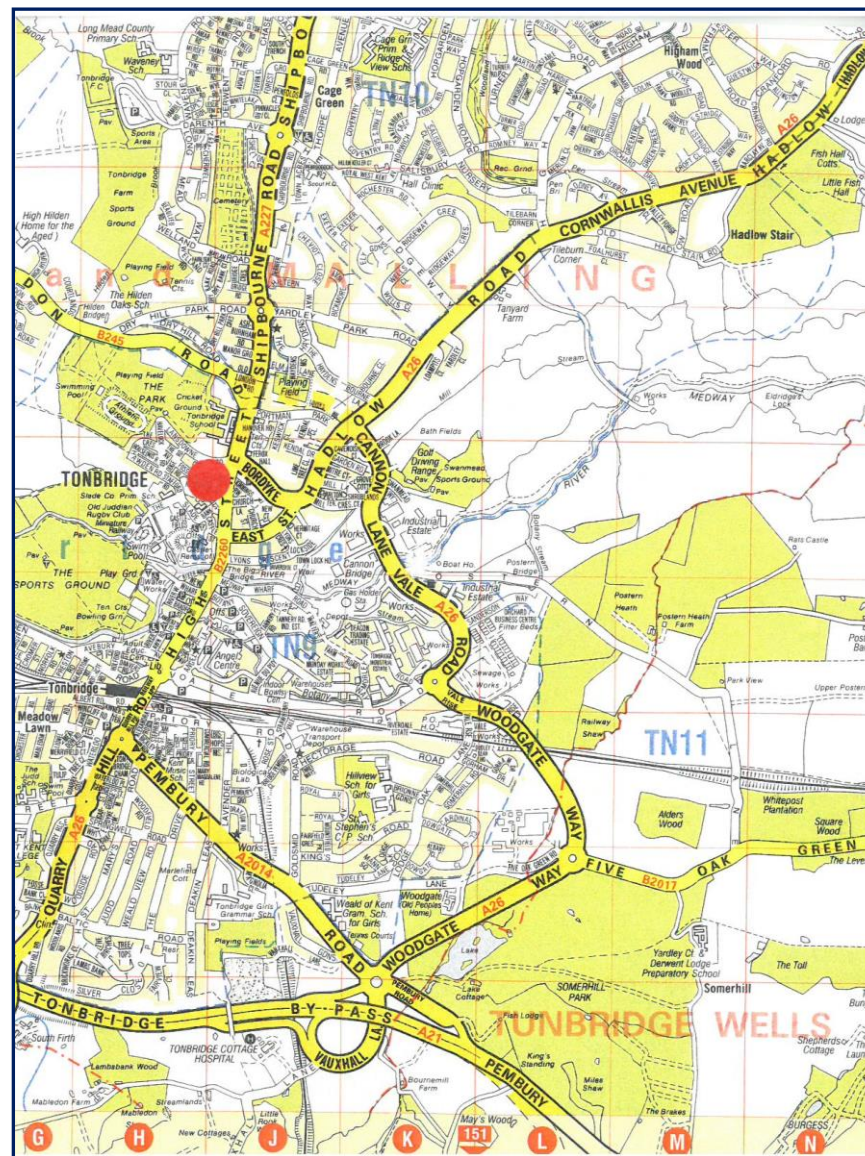
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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733



## LOCATION

The site is situated to the north west of Tonbridge town centre, to the west of the High Street, close to its junction with Bordyke and Landsdowne Road. The site is accessed off Landsdowne Road and will also be accessible via a new roadway to be completed leading from The Slade. This is a town centre Conservation Area site and it is adjacent to the Crest redevelopment of the former Tonbridge Cattle Market site.

The location at the historic northern end of the town is ideal for access to the River Medway and the town's restaurants. Tonbridge has excellent schools at all levels including the boy's public school within 250 yards, and Tonbridge Girls Grammar and the Weald of Kent School at the southern end of the town.

The property is within around 0.4 miles of Tonbridge mainline station providing a fast and frequent train service to central London stations with a minimum journey time of around 35 minutes. The A21 dual carriageway link to Junction 5 M25 can be approached from either the south or the north and is within around 10 minutes drive. The town's shops and supermarkets (Waitrose and Sainsbury's) are all within around 0.25-0.5 miles and the property is close to Tonbridge Swimming Pool and playing fields.

## SITE DESCRIPTION

Comprises a broadly triangular site extending to around 1.055 acres (0.43 hectares). This includes an area of land running along the northern boundary known as 'The Fosse' being a Scheduled Ancient Monument which comprises an earthwork and bank and a dense wooded area.

## PLANNING

Planning Consent was issued under reference TM/12/03803/FL dated 9<sup>th</sup> July 2013 for the 'construction of 9 townhouses and 3 apartments; provision of 15 car parking spaces for the residential development together with a further 9 garages, plus a further 30 spaces for the existing commercial use of 182 High Street; works to the Scheduled Ancient Monument; associated landscape works; and the safeguarding of land for the provision of the Landsdowne Road link road'. This is an extant consent.

Subsequent Planning Consents TM/14/01019/NMA, TM/14/01354/FL and TM/15/04046/RD have been granted

relating to both addition and/or variation of Planning Conditions.

There is no Section 106 agreement, and there is no provision for affordable housing.

## THE SCHEME

The consented scheme comprises 9 three storey townhouses and 3 apartments as follows:

Unit	Type	Floor	Gross Internal Area	
			Sqft	Sqm
1	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1930	179.3
2	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
3	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
4	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
5	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
6	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
7	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
8	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
9	<b>Town House</b> 3 beds, 2 baths, cloaks, family room, lounge/diner, kitchen/breakfast, garage	G/1/2	1500	179.3
10	<b>Apartment</b> 3 beds, 2 baths, reception/kitchen/diner, parking	G	890	82.7
11	<b>Apartment</b> 3 beds, 2 baths, reception/kitchen/diner, parking	1	890	82.7
12	<b>Apartment</b> 3 beds, 2 baths, reception/kitchen/diner, parking	2	890	82.7
<b>Total</b>			<b>16,600</b>	<b>1542.2</b>

## SERVICES

Purchasers are strongly recommended to make their own enquiries but we are advised that both surface water and mains drains are connected to the site and gas, water and electricity are available in the road.

## LOCAL AUTHORITY

Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ. 01732 844522.

## NEW LINK ROAD

The seller is completing to adoptable standards a new highway linking Landsdowne Road to the north with The Slade to the south as shown on the Marketing Plan. The seller is also completing the development of a new car park with 30 car parking spaces to be retained for the benefit of the offices at 182 High Street, again as shown on the Marketing Plan.

## TENURE

The site is to be sold Freehold with the benefit of Vacant Possession. Unconditional offers are invited on a Subject to Contract only basis in excess of £2,000,000. **Best offers are invited by 12 noon on Friday 8<sup>th</sup> March.** VAT will be payable.

## OVERAGE

The site will be sold subject to an overage provision to be agreed between the parties.

For further information please contact Jeffrey Moys at **Bracketts 01732 350503** [jeff@bracketts.co.uk](mailto:jeff@bracketts.co.uk) Or John Giblin [john.giblin@bracketts.co.uk](mailto:john.giblin@bracketts.co.uk)

**The site is available for inspection at any time.**

To view the full sales pack, please see the following:

[https://www.dropbox.com/sh/7b2yhb2lugc3oas/AADiUV6WB2CxJj43DCW\\_iw0a?dl=0](https://www.dropbox.com/sh/7b2yhb2lugc3oas/AADiUV6WB2CxJj43DCW_iw0a?dl=0)

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NOTES:

- Site boundary (4,295m<sup>2</sup>).
- - - Fence boundary (2,173m<sup>2</sup>).
- Adopted highway.

Information

Client:  
 Project:  
 Fosse Mens  
 Land to Rear of 182 High Street  
 Tooting  
 Issued for:  
 Marketing Plan  
 (For Illustration Purposes Only)

Rev	Issued	Date	By	For	Scale
DK	SB	AD	1,200	12/11/18	
11628		7001		00	

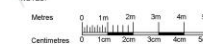
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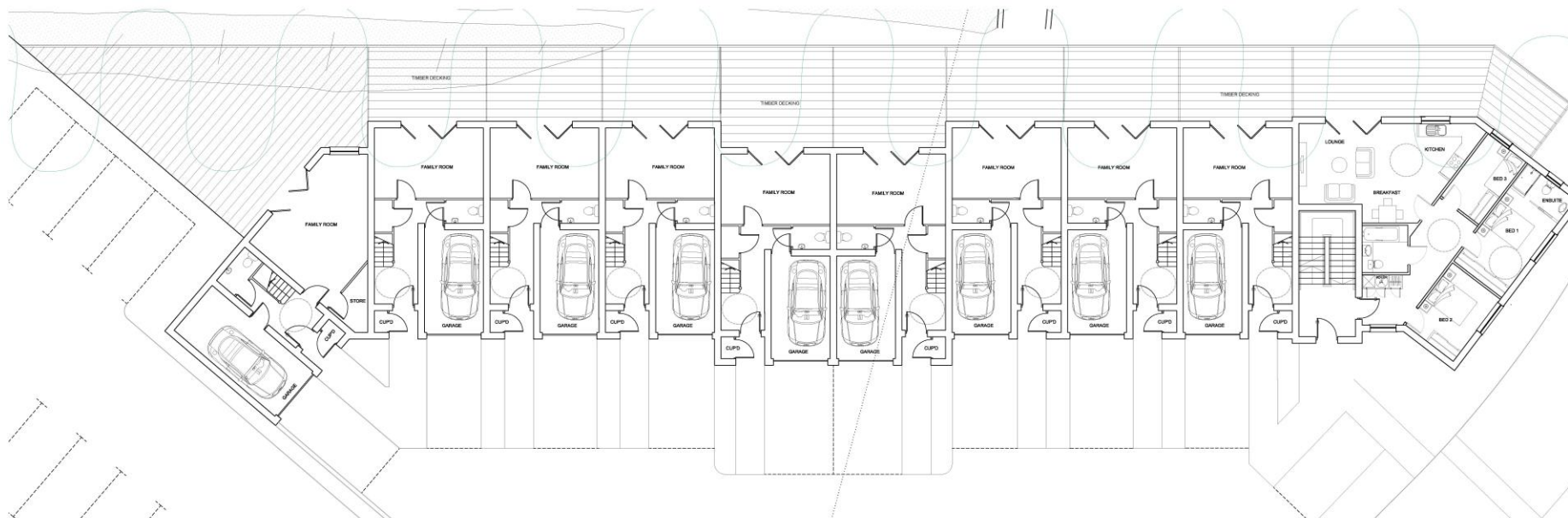
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All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:



PLANNING 1:100



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

B: 17.05.13 2M DOORS AND WINDOWS UPDATED. SB  
A: 14.05.13 2M LAYOUT UPDATED. SB  
Rev: Date Initial Notes C/W

PLANNING ISSUE

Project:  
FOSSE MEWS  
LAND TO REAR OF 182 HIGH STREET  
TONBRIDGE

Drawing Title:  
PROPOSED PLANS

Drawn	Checked	Page No.	Scale	Date
RF	SB	A1	1:100	DEC 2012
Project No.	Drawing No.	Revision		
11628	302	B		

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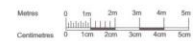
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NOTES:



PLANNING 1:100



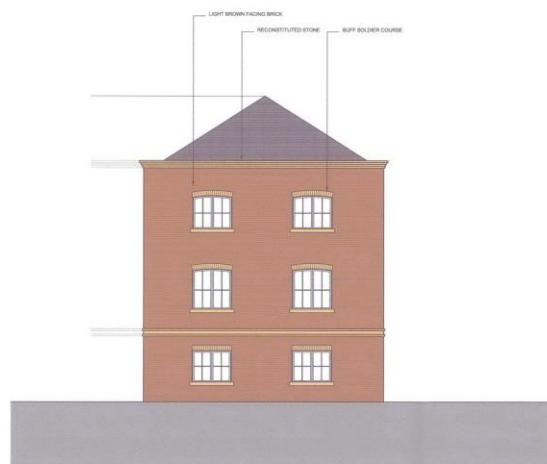
SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION



WEST ELEVATION



EAST ELEVATION



OBLIQUE EAST ELEVATION

THIS DRAWING IS AN  
AMENDMENT TO:

TM/2/3803



D. 22.05.13 ZM WINDOW HEAD DETAILS UPDATED. SB  
C. 17.05.13 ZM DOORS AND WINDOWS UPDATED. SB  
B. 16.05.13 ZM ELEVATIONS UPDATED ACCORDING TO PLANS. SB  
A. 28.02.13 ZM SOLDER COURSE TO REAR ELEVATION ADDED. SB  
Rev: Date: Initial: Notes: CHW

PLANNING ISSUE

Project  
FOSSE MEWS  
LAND TO REAR OF 182 HIGH STREET  
TONBRIDGE

Drawing Title  
PROPOSED ELEVATIONS

Drawn	Checked	Project No.	Scale	Date
RF	SB	A1	1:100	DEC 2012
Project No.		Drawing No.		Revision
11628		303		D

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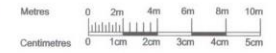
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AMENDMENT TO:  
TM 12/3803

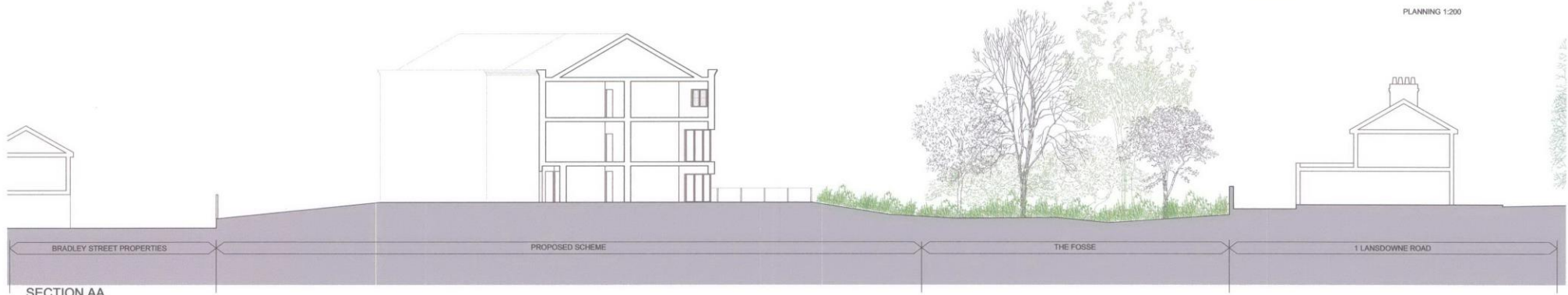
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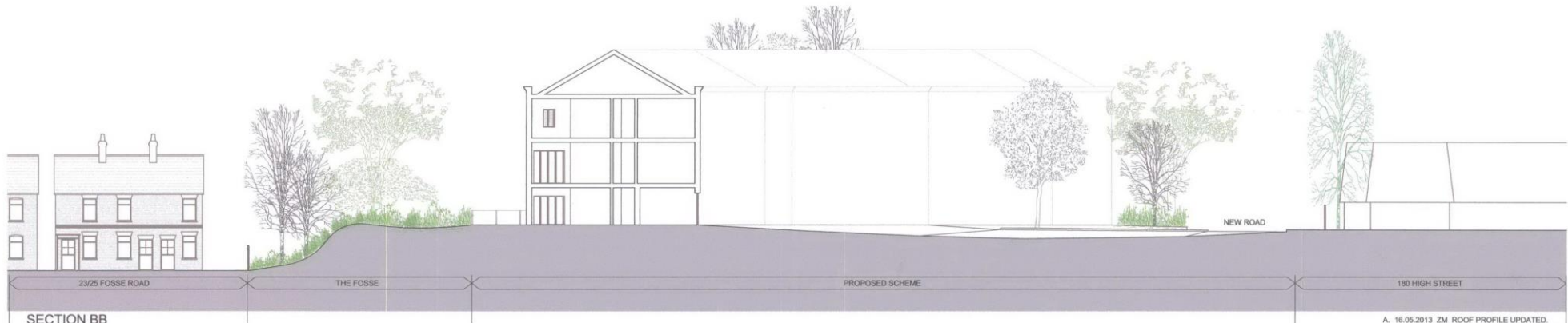
#### NOTES:



PLANNING 1:200



SECTION AA



SECTION BB

A. 16.05.2013 ZM ROOF PROFILE UPDATED.

Rev Date Initial Notes SB

#### PLANNING ISSUE

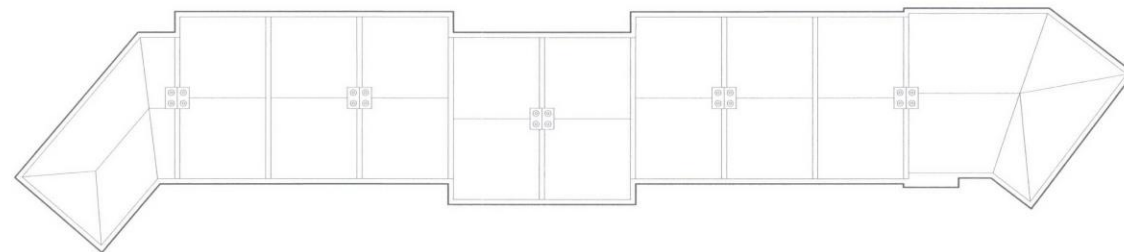
Project  
FOSSE MEWS  
LAND TO REAR OF 182 HIGH STREET  
TONBRIDGE

Drawing Title  
PROPOSED SECTIONS  
AND PROPOSED ROOF PLAN 24 MAY 2013

Drawn	Checked	Paper Size	Scale	Date
ZM	SB	A2	1:200	DEC 2012
Project No.	Drawing No.	Revision		
11628	304	A		

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ROOF PLAN

