

**RESIDENTIAL REDEVELOPMENT SITE WITH PLANNING CONSENT FOR  
16 NEW DWELLINGS 0.57 HECTARES (1.408 ACRES)  
TO BE SOLD**



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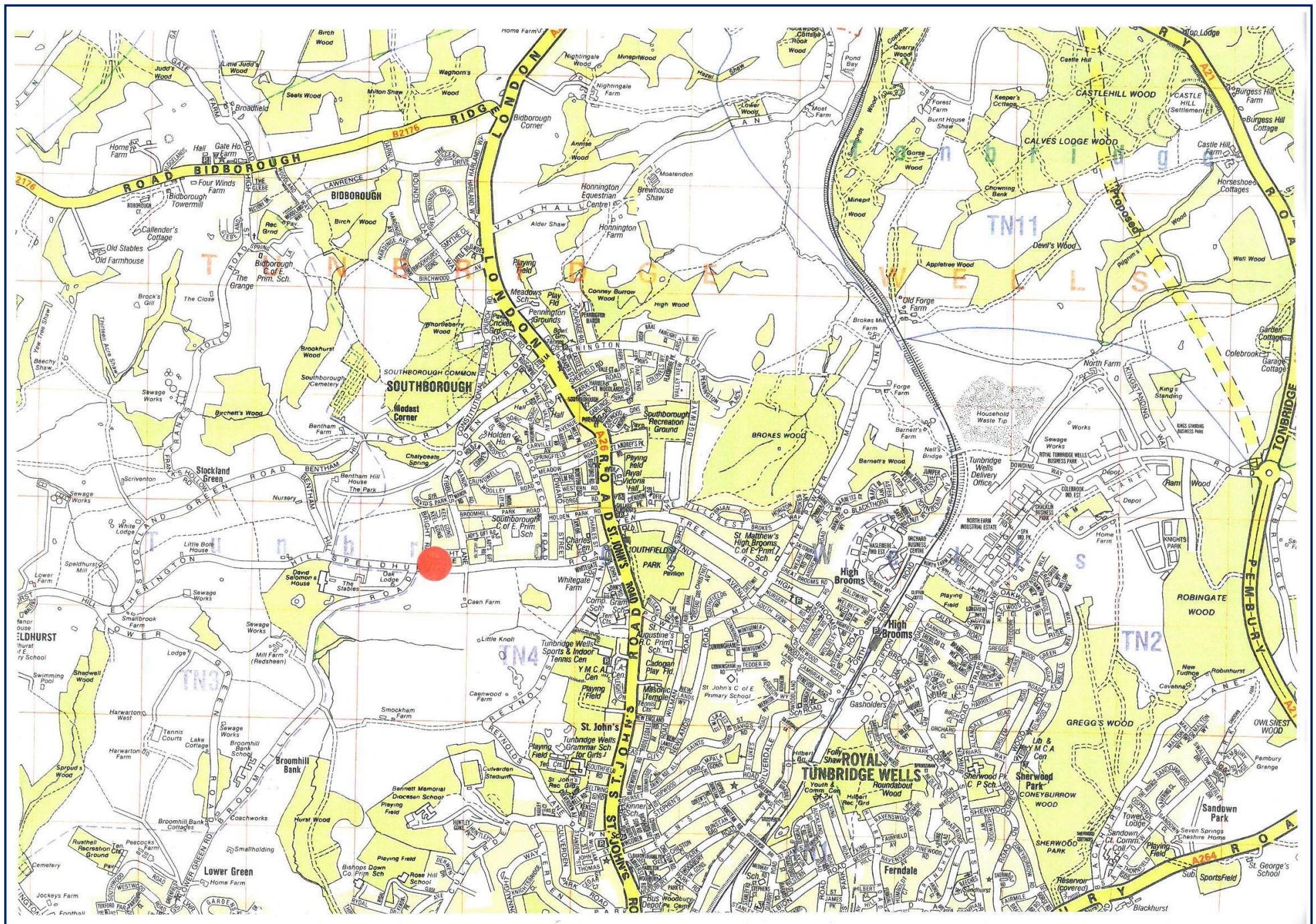
**Land between Speldhurst Road and Bright Ridge  
Southborough  
Tunbridge Wells  
Kent**



132 High Street, Tonbridge  
Kent, TN9 1BB  
Tel: (01732) 350503 Fax: (01732) 359754  
E-mail: [info@bracketts.co.uk](mailto:info@bracketts.co.uk)  
[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 27-29 High Street, Tunbridge Wells, Kent  
Tel: (01892) 533733







## LOCATION

The property is situated on the northern side of Speldhurst Road around 750 yards or so from the London Road (A26) running between Tonbridge to the north and Tunbridge Wells to the south.

Southborough provides a range of local shops and amenities. Mainline stations are at Tonbridge around 2 miles to the north, High Brooms and Tunbridge Wells around 3 miles to the south.

## THE SITE AND SITE AREA

The site is broadly rectangular in shape and comprises a former allotment site with open countryside to the south and west.

We believe the site area is approx 0.57 hectares (1.408 acres).

## PLANNING

Outline planning consent has been granted Ref: TW/18/02618/OUT for the erection of up to 16 new dwellings with associated parking, landscaping and access.

Interested parties are advised that the exact mix and tenure will be secured under any future reserved matters submission.

## THE SCHEME

The scheme provides 16 new dwellings consisting of 4No 4-bed houses, 8No 3-bed houses, 2No 2-bed flats and 2No 1-bed flats. 31 car parking spaces are available and Unit 1-4 have an integral garages.

			Gross Internal Areas M <sup>2</sup>			
UNIT	TYPE	*	GND	IST	2ND	TOTAL
1	End terr 4 bed	P	76.5	78.6	-	155.1
2	Inner terr 4 bed	P	76.5	78.6	-	155.1
3	Inner terr 4 bed	P	76.5	78.6	-	155.1
4	End terr 4 bed	P	76.5	78.6	-	155.1
5	Semi 3 bed	S	51.8	53.3	31.8	136.9
6	Semi 3 bed	S	51.8	53.3	31.8	136.9
7	Semi 3 bed	P	51.8	53.3	31.8	136.9
8	Semi 3 bed	P	51.8	53.3	31.8	136.9
9	Semi 3 bed	P	51.8	53.3	31.8	136.9
10	Semi 3 bed	P	51.8	53.3	31.8	136.9
11	Semi 3 bed	P	51.8	53.3	31.8	136.9
12	Semi 3 bed	P	51.8	53.3	31.8	136.9
13	Gf 2 bed flat	S	79.0	-	-	79.0
14	GF 1 bed flat	S	58.1	-	-	58.1
15	FF 2 bed flat	S	-	79.0	-	79.0
16	FF 1 bed flat	S	-	58.1	-	58.1
	TOTAL		857.5	877.9	254.4	1,989.80
	SUMMARY		1,989.8 sqm		21,418 sqft	
* Private/Social						

## TENURE AND OFFER PROCESS

**Substantial Unconditional Offers are invited to be submitted by post or hand in a sealed envelope and marked “Do Not Open” to Tunbridge Wells Borough Council, Town Hall, Tunbridge Wells, Kent TN1 1RS marked for the attention of John Antoniadis, Estate Manager by 4pm on 18<sup>th</sup> April 2019.**

Non vatable. The vendors will not be bound to accept the highest or any indeed any offer. Please provide proof of funds. Once an offer has been accepted then an early exchange/completion will be required.

## SERVICES

Potential purchasers shall satisfy themselves with regards to the adequacy of mains services.

## FURTHER DETAILS & LEGAL PACK

Copies of various plans, planning consent and Reports can be made available upon request from Bracketts or are available on the Council's planning website.

**A LEGAL PACK is also available and the purchaser will be bound by the contents of the Pack which is available from Bracketts. This includes the form of contract and transfer in relation to the land which is held by way of two titles. The clawback and terms generally are non-negotiable.**

The legal pack and supporting information can also be accessed here:

<https://www.dropbox.com/sh/csykybx3mmxglmb/AA7LuirmcyxAUpuQcxAlmura?dl=0>

**The site can be viewed at any time.**

For further information, please contact:

- Jeffrey Moys on 01732 350503  
[jeff@bracketts.co.uk](mailto:jeff@bracketts.co.uk)
- Darrell Barber 01892 533733  
[Darrell@bracketts.co.uk](mailto:Darrell@bracketts.co.uk)
- John Giblin 01732 350503  
[john.giblin@bracketts.co.uk](mailto:john.giblin@bracketts.co.uk)

### **Important Notice:**

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**PLEASE NOTE:**

FOR CONSTRUCTION PURPOSES, USE ONLY PLANNED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATION.

**Revisions:**

Rev	Date	By	Description
01	15/05/20	HW	Issued for planning

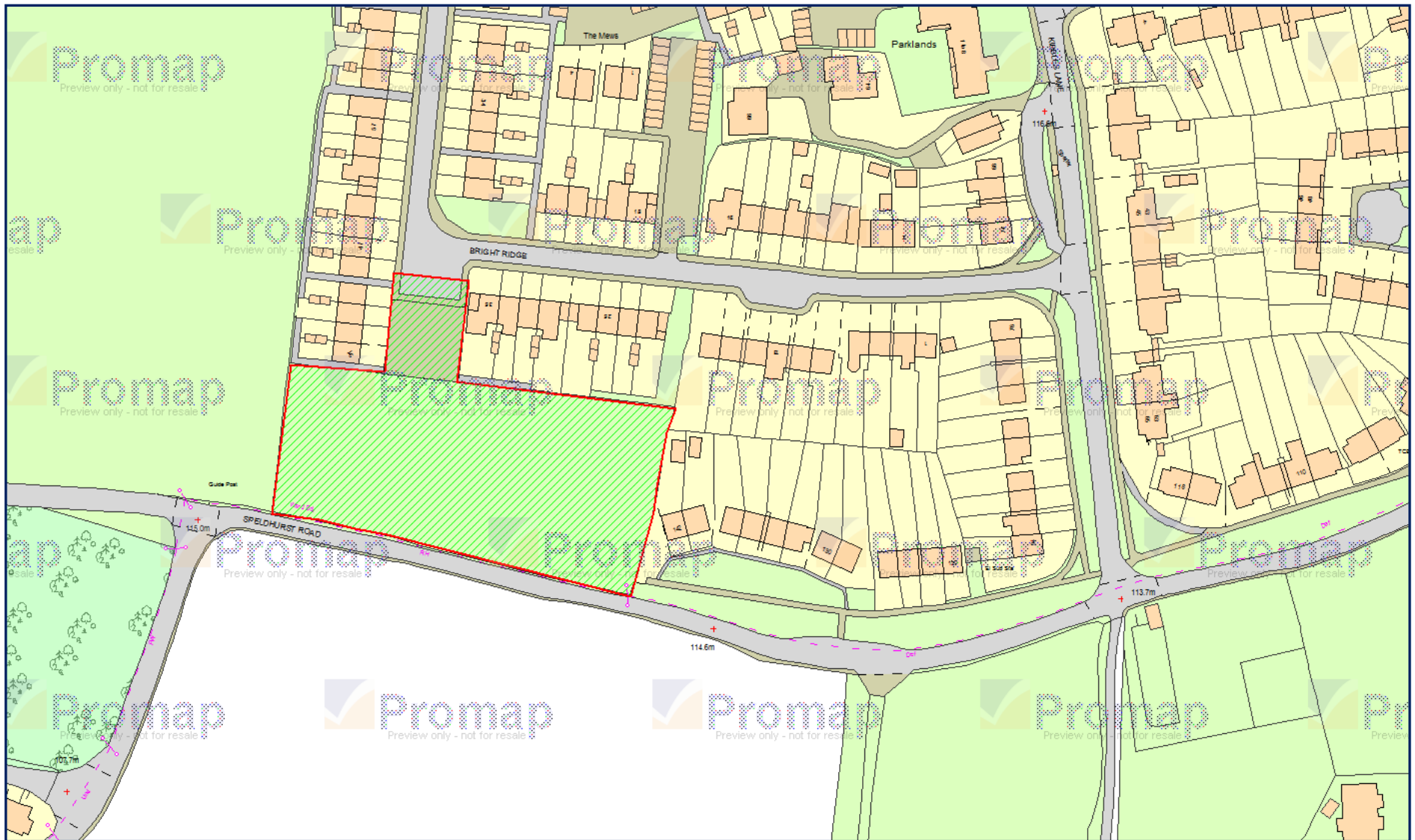
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<b>Proposed Site Plan</b>		Date:	May 15
Project: New Residential Development, Speidhurst Road, Southborough		Scale: (A1)	1:200
TWSG		Project of Issue:	Information
1999_006		Revision:	P2

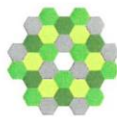
**HMV**

HusheMcConnellYoung LLP/Chartered Architects/  
 Lead House: Frog Lane, Turbridge Wells Kent  
 Tel: 01782 513311 / 01892 513309



HM Land Registry  
Official copy of  
title plan

Title number **K944969**  
Ordnance Survey map reference **TQ5741NW**  
Scale **1:1250**  
Administrative area **Kent : Tunbridge Wells**

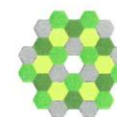


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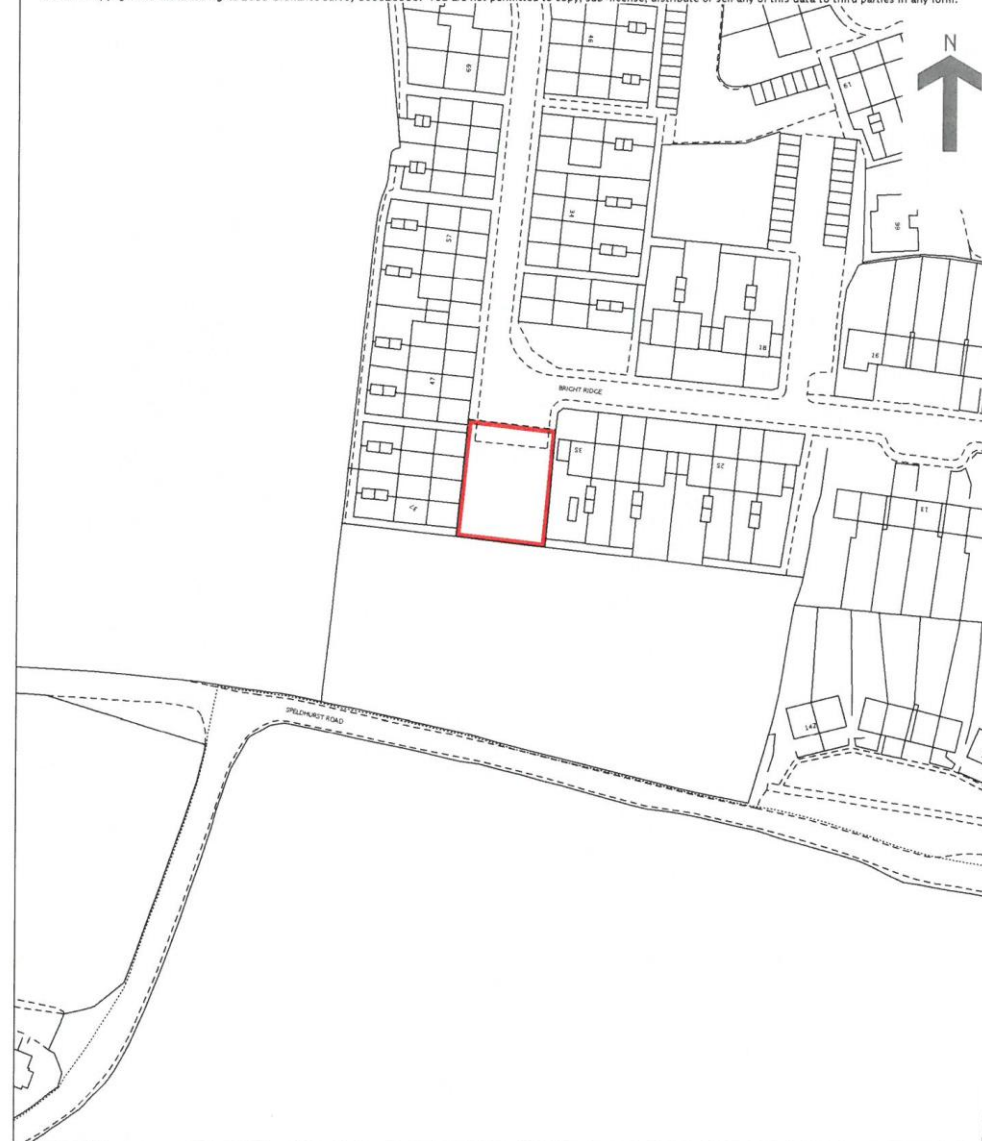


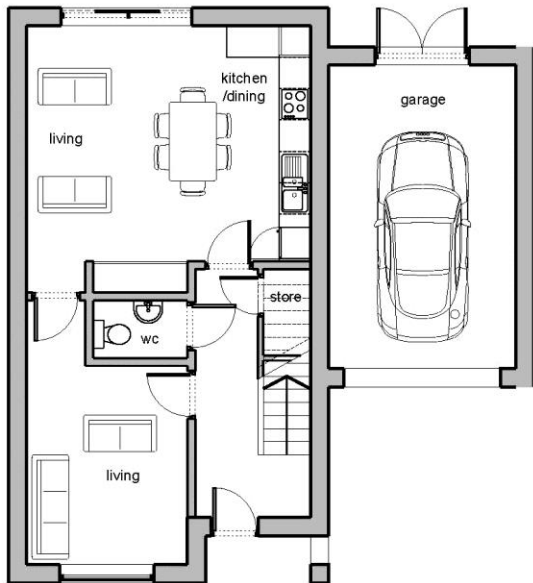
HM Land Registry  
Official copy of  
title plan

Title number **TT11963**  
Ordnance Survey map reference **TQ5741NW**  
Scale **1:1250**  
Administrative area **Kent : Tunbridge Wells**



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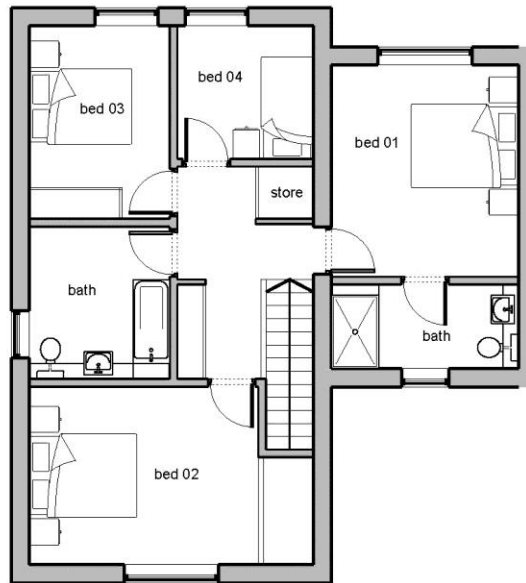


Ground Floor

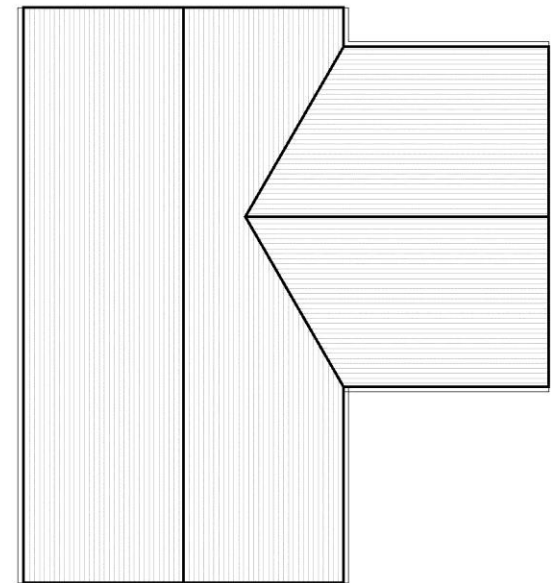
Ground Floor GIA = 76.5sqm

First Floor GIA = 78.6sqm

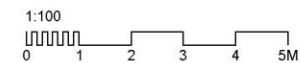
House Type Total GIA = 155.1sqm



First Floor



Roof Plan



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Revisions

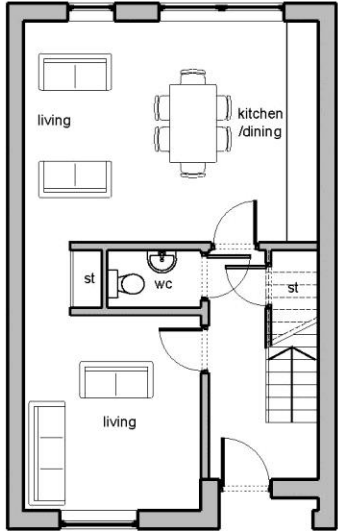
P1	18.05.18	BW	Preliminary issue
P1	08.08.18	BW	Size of garage and room above revised

Drawing GA Plans - House Type A		Date May 18
Project/Client New Residential, Speldhurst Road, Southborough TVWBC		Scale @ A3 1:100
Job reference / Drawing number 1999 010	Revision P2	Purpose of issue Information

**HMY**

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Leap House/ Frog Lane/ Tunbridge Wells/ Kent/  
TN11 1YU t: 01682 515311 f: 01682 515285

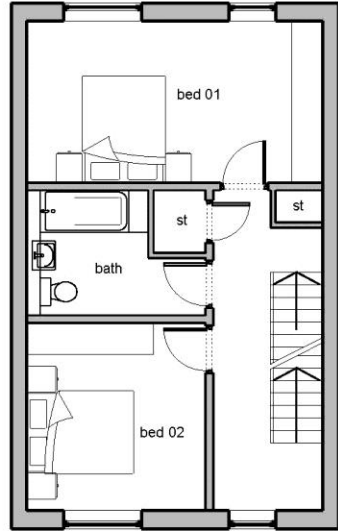




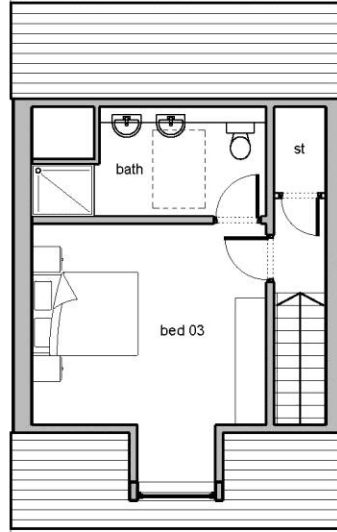
Ground Floor

Ground Floor GIA = 51.8sqm  
 First Floor GIA = 53.3sqm  
 Second Floor GIA = 31.8sqm

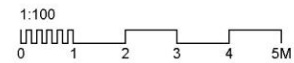
House Type Total GIA = 136.9sqm



First Floor



Second Floor



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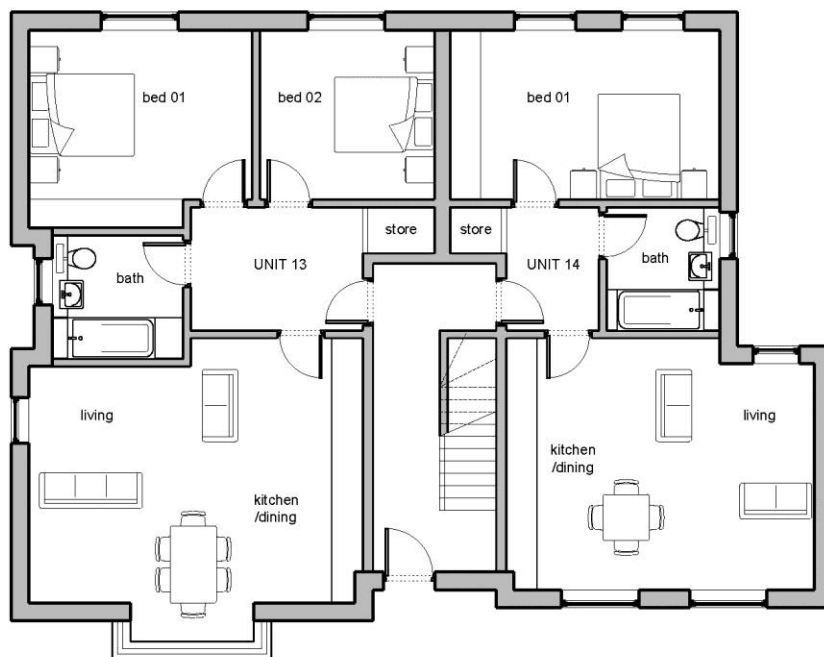
Revisions

P1 18.05.18 BW Preliminary issue

Drawing GA Plans - House Type B		Date May 18
Project/Client New Residential, Speldhurst Road, Southborough TWBC		Scale @ A3 1:100
Job reference 1 Drawing number 1999 012	Revision P1	Purpose of issue Information

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 Leap House/ Frog Lane/ Tunbridge Wells/ Kent/  
 TN1 1Y 1Y 1 01892 515311/F 01892 515285

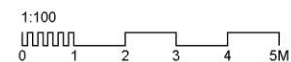


Ground Floor

Unit 13 - 2 Bed Flat = 79.0sqm

Unit 14 - 1 Bed Flat = 58.1sqm

Ground Floor Total GIA = 155.8sqm



#### PLEASE NOTE

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#### Revisions

P1 18.05.18 BW Preliminary issue

Drawing <b>GA Plans - Flat Block</b>		Date <b>May 18</b>
Project/Client <b>New Residential, Speldhurst Road, Southborough</b>		Scale @ A3 <b>1:100</b>
Job reference / Drawing number <b>1999 014</b>		Purpose of Issue <b>Information</b>
Revision <b>P1</b>		

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