



Brokes Wood Lodge The Ridgeway, Southborough, Tunbridge Wells, TN4 0AD.

Proposed Site Plan

1:250

Offers in excess of £1,750,000

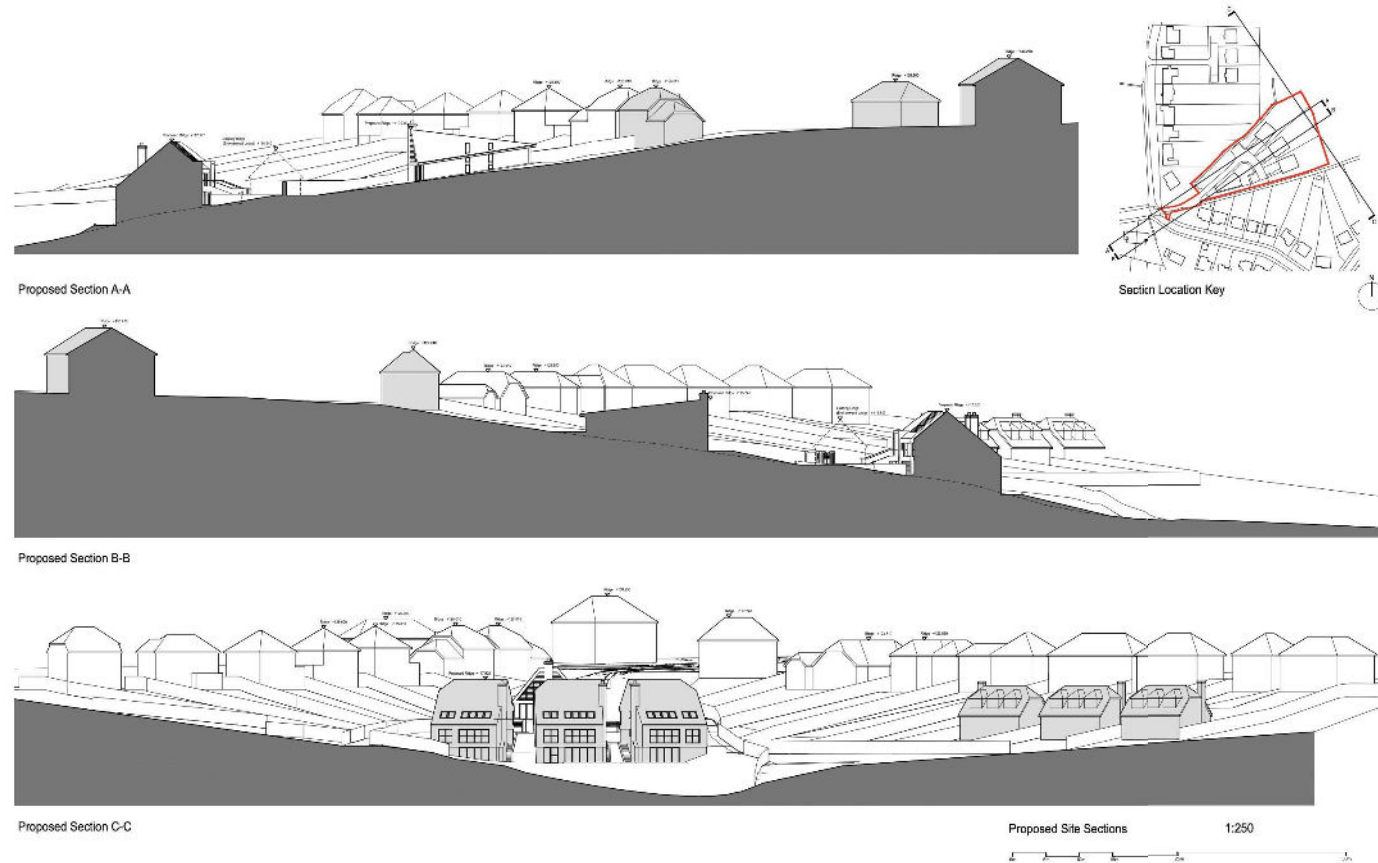
Jack Charles
Estate Agents

Sales & Lettings

- Residential Development Opportunity
- Planning Consent Granted For 4 Detached Dwellings
- Planning Number 23/01445/full

- Gross Site area extending to approx (0.4 hectares) 0.99 acres
- 3 x Detached 4 Story Houses 3417 Sqft Inc Garage
- Existing Bungalow To Be Demolished

- Well Established Residential Location
- 1 x Unique Detached Two Story House 1867 Sqft
- Unconditional Offers Invited



Important Notice:
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

The site comprises a parcel of land, extending to a gross area of approximately (0.4Ha) / 4042m 0.99 Acre. with planning for 4 detached dwellings. The site is very private set down behind all other neighbouring homes, just off The Ridgeway in Southborough.

Location

The site is positioned conveniently for local amenities at Southborough. The nearby towns of Tunbridge Wells and Tonbridge offer more extensive shopping and including High Brooms all locations offer excellent rail links to London making it ideal for commuters providing fast and frequent train services to Central London stations in approx. 35 - 45 mins. There is also good nearby road communications with access to the A21 and the M25.

Planning

We are informed planning consent has been granted for the erection of 4 detached dwellings which include 3 x 3417 Sqft, four story houses backing onto woodland and 1 unique and individually designed two story dwelling approx 1867 Sqft.

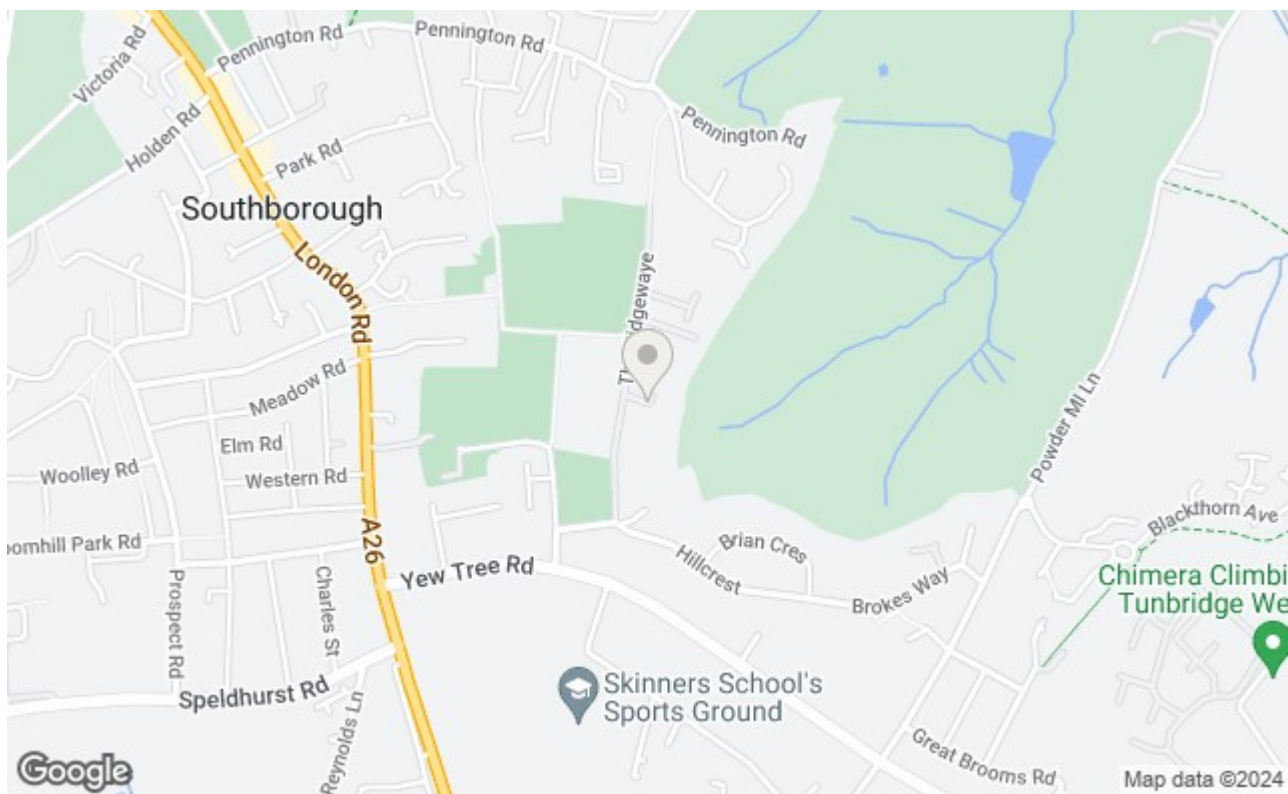
Planning number 23/01445/full

Services

Purchasers are advised to make their own enquiries with the relevant authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

Legal Tenure

The site is held freehold under Land Registry Title Numbers K333753 & K373686 & K627799



Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Plot 4

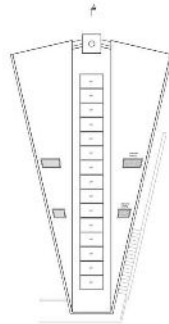


Lower Ground Floor Plan
80.0sqm

4 Bedroom House
Total Floor Area
173.5sqm / 1867sqft



Ground Floor Plan*
83.5sqm

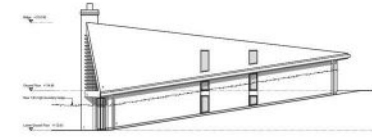


Roof Plan

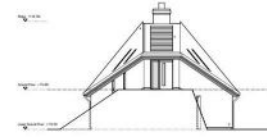
Proposed Floor Plans - PLOT 4



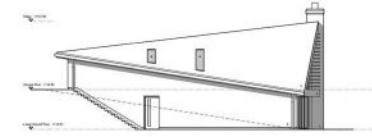
North East (Rear) Elevation



North West (Side) Elevation



South West (Front) Elevation



South East (Side) Elevation



Section A-A

Proposed Elevations & Section - PLOT 4

Plans For Plot 2 Which Are Typical Style For All 3 Rear Plots



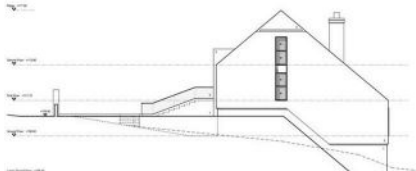
South West (Front) Elevation - with boundary wall and gates



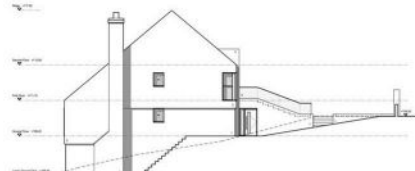
South West (Front) Elevation



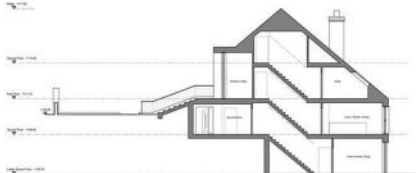
North East (Rear) Elevation



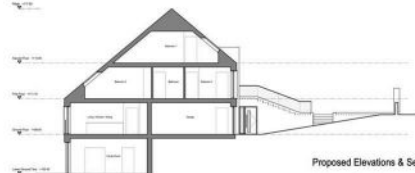
South East (Side) Elevation



North West (Side) Elevation



Section A-A



Section B-B

Proposed Elevations & Sections - PLOT 2



Lower Ground Floor Plan
82.6sqm

4 Bedroom House
Total Floor Area
290.0sqm / 3127sqft (incl. Garage)



Ground Floor Plan
115.7sqm (Incl. Garage)
78.2sqm (Excl. Garage)



First Floor Plan*
93.9sqm



Second Floor Plan*
45.3sqm



Roof Plan

Proposed Floor Plans - PLOT 2

