

Site for the erection of a pair of 3 bedroom
semi-detached houses with detailed planning consent



Land to the rear of

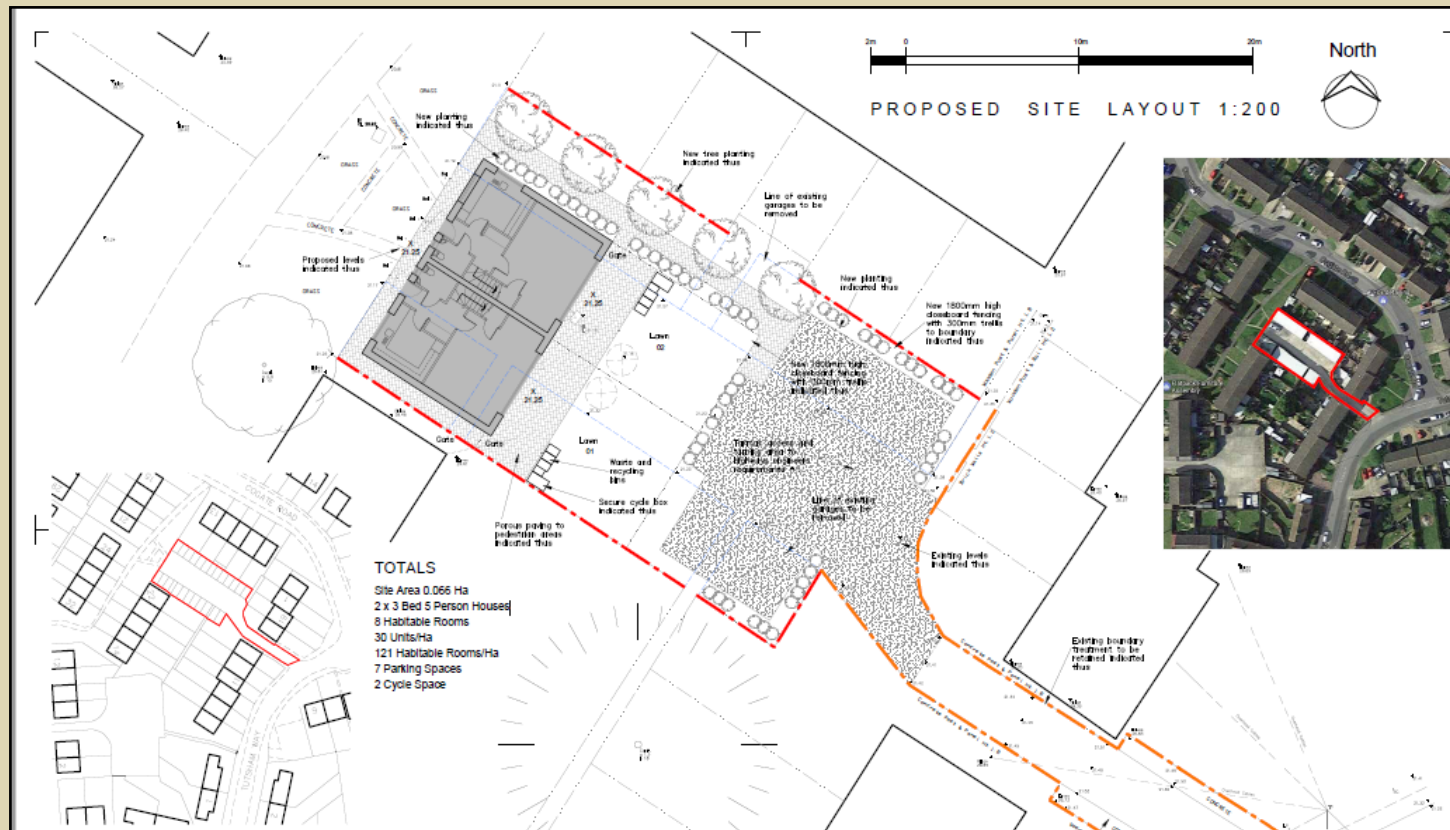
17 Tutsham Way
Paddock Wood
Kent, TN12 6UA

For Sale

Description

The site is roughly rectangular in shape and approx. 0.165 acre, being generally flat and approached via a single width drive running between 15 & 17 Tutsham Way.

Currently the land is occupied by some 23 garages with concreted hard standing and turning area. There are a number of gates from adjoining properties and also a footpath from the adjacent road to the North West giving access through the site.



Proposed Development

The proposal is for a pair of 3 bedroom semi-detached, two storey houses of approx. 985 sqm (approx. 1055 sq ft) each and comprising ground floor; entrance hall, cloakroom, lounge/dining room and kitchen. First floor; 3 bedrooms and family bathroom.

The properties are of a good size and could be of interest to self-build or smaller developers.

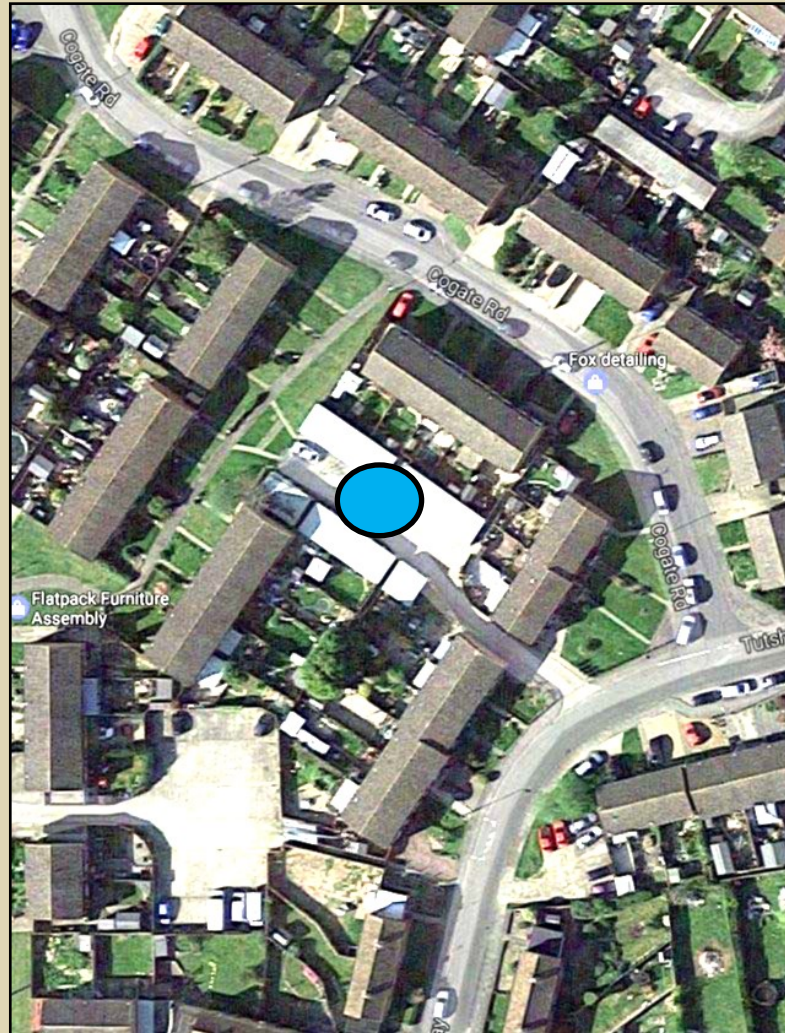


Location

The site is situated in a convenient residential area of 1950s/60s two storey dwellings and being approx. 0.4 mil from the centre of Paddock Wood. The village provides good shopping facilities Waitrose supermarket, restaurants, pubs, banks and cafes.

Paddock Wood provides a primary school along with Mascalls Academy for senior pupils. Nearby the Hop Farm Park provides a variety of family activities.

Paddock Wood main line railway station is approx. 0.5 miles providing fast and frequent services to London which can be reached in about 1 hour.



Planning

Detailed planning consent was granted by Tunbridge Wells Borough Council under ref. nos. 17/01423/FULL and dated 30th June 2017 for the demolition of the existing garages and the erection of a pair of 3 bedroom semi-detached houses together with 7 car parking spaces.

Services

Intending purchasers should make their own enquiries in respect of availability and capacity of services

Tenure

The site is to be sold freehold with vacant possession on completion

Price

Offers invited in the region of £265,000, subject to contract.

Method of Sale

Interested parties should make any offer for the site on a subject to contract basis by no later than noon on Friday 17th November 2017. Owners reserve the right not to accept the highest offer or indeed any offers

Viewings

The site may be viewed at any reasonable time during daylight hours

Agent Details

Peter Randall

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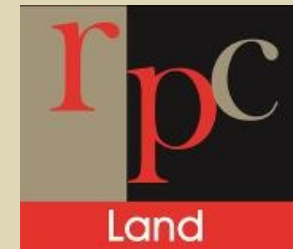
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West Kent

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