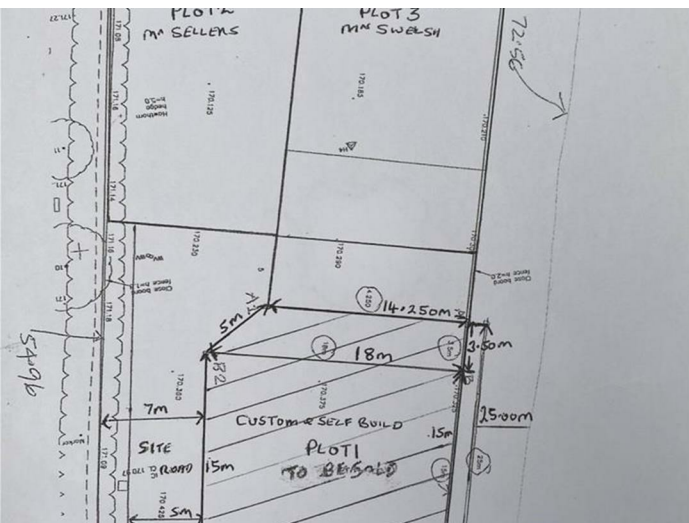




Ibbett Mosely

Plot 1 London Road, West Kingsdown, Sevenoaks, TN15 6EJ



Plot 1 London Road, West Kingsdown, Sevenoaks, TN15 6EJ

PLOT1 : A SELF BUILD DEVELOPMENT OPPORTUNITY WITH OUTLINE PLANNING CONSENT AND SUBJECT TO CONDITIONS - £300,000 REFERENCE 25/00200/OUT. PLEASE NOTE ONLY PLOT ONE IS FOR SALE.

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> • Development Opportunity Plot one only | <ul style="list-style-type: none"> • Plot has Connections for Drains, Gas, Water, Electricity and Broadband | <ul style="list-style-type: none"> • Village Location Close to Amenities |
| <ul style="list-style-type: none"> • Tenure Freehold | <ul style="list-style-type: none"> • Outline Planning permission granted | <ul style="list-style-type: none"> • Planning Consent granted subject to specific conditions |
| <ul style="list-style-type: none"> • Great Location | <ul style="list-style-type: none"> • Exciting opportunity for custom and self-build project | <ul style="list-style-type: none"> • Only Plot one is for sale |

Plot one is for sale out of this small three-plot development and offers an exciting opportunity for custom and self-build projects allowing you to design your own detached house or bungalow with ample parking. The plot benefits from gas, electricity, water and main drainage connections, adjacent to the plot with the site road to be finished in stone chippings and the access road in asphalt

DESCRIPTION

PLOT ONE WITH OUTLINE PLANNING CONSENT FOR A DETACHED PROPERTY Outline planning application (some matters reserved* see planning permission) for 3 serviced plots for Self and Custom Housebuilding.

A rare opportunity to acquire this self build plot in West Kingsdown

LOCATION

Ideally situated convenient to the village which provides excellent local amenities including a preschool, primary school, medical centre, hairdressers, beauticians, convenience store,

village public house, village hall and library. Also within easy walking distance are a Co-op supermarket, chemist/pharmacy, gym, Chinese takeaway, fish and chip shop, delicatessen, card and flower shop, dry cleaners, newsagent/post office and more. For commuters, a bus stop is located at the border of the site with services to Swanley and onward fast train connections to Bromley, London Victoria and Maidstone.

PLANNING NOTICE

Sevenoaks District Council, as the local planning authority has granted planning permission for the above development, **SUBJECT T O T H E CONDITIONS** set out below: 1) The development to which this permission relates must be begun before:- The expiration of three years from the date of this permission; or- The expiration of two years from the final approval of the reserved matters whichever is the later. In Pursuance of section 92(2) of the Town and Country Planning Act 1990. 2) Details relating to the scale, appearance and layout of the proposed building(s) and the landscaping of

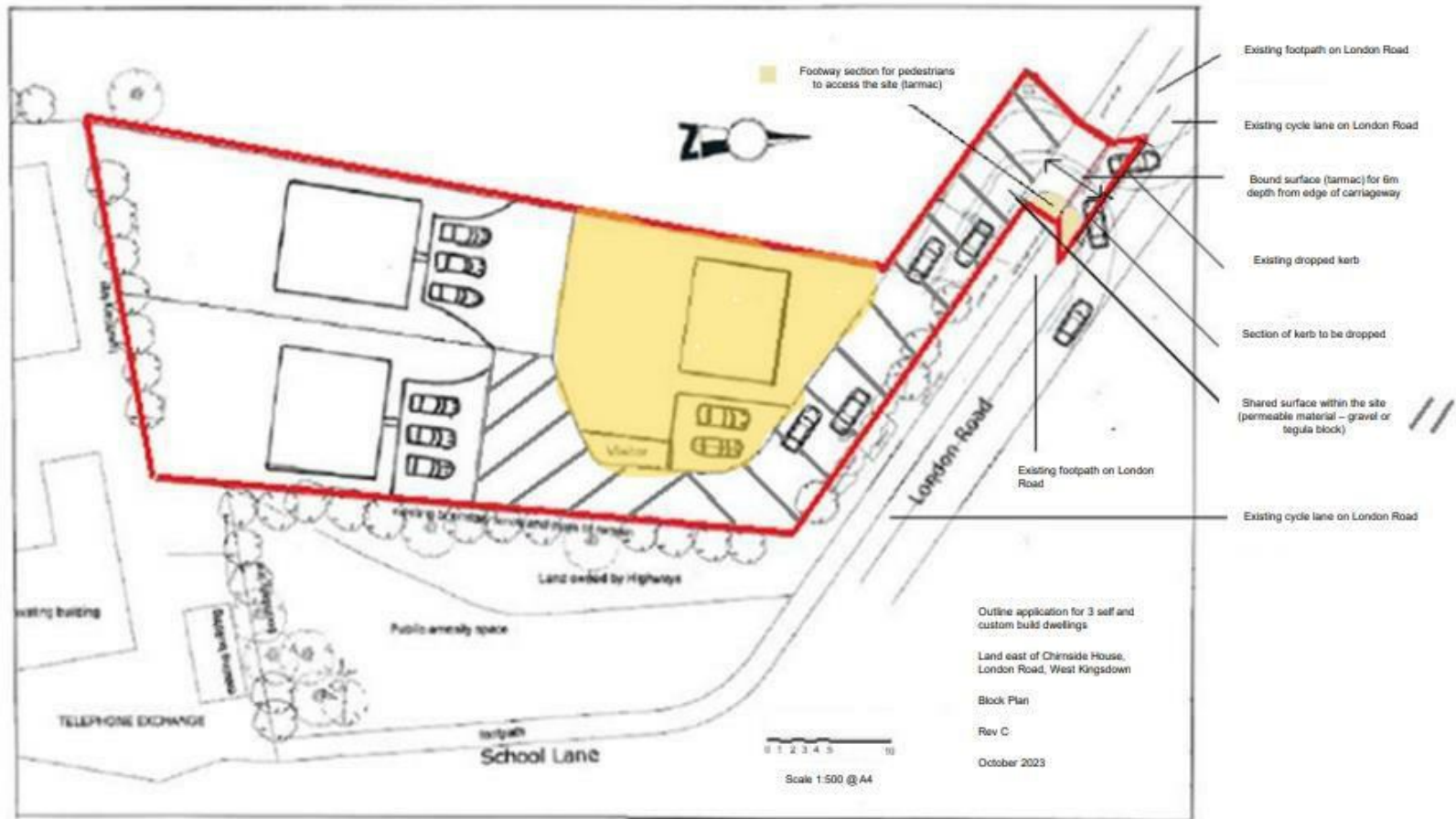
the site (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the District Planning Authority before any development is commenced In Pursuance of section 92(2) of the Town and Country Planning Act 1990. For full full conditions please ask the agent for a copy of the outline planning granted.

AGENTS NOTE

The land is sold on an unconditional basis, purchasers considering type of land usage alternative uses are deemed to rely upon their own enquiries and that planning detailed permission maybe required for any changes. Photographs represent the whole field and not selected plot

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Photographs and drawings of land are for illustration purposes only and not to scale. The access is via a shared vehicular access and will be shared by all landowners.





Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London