

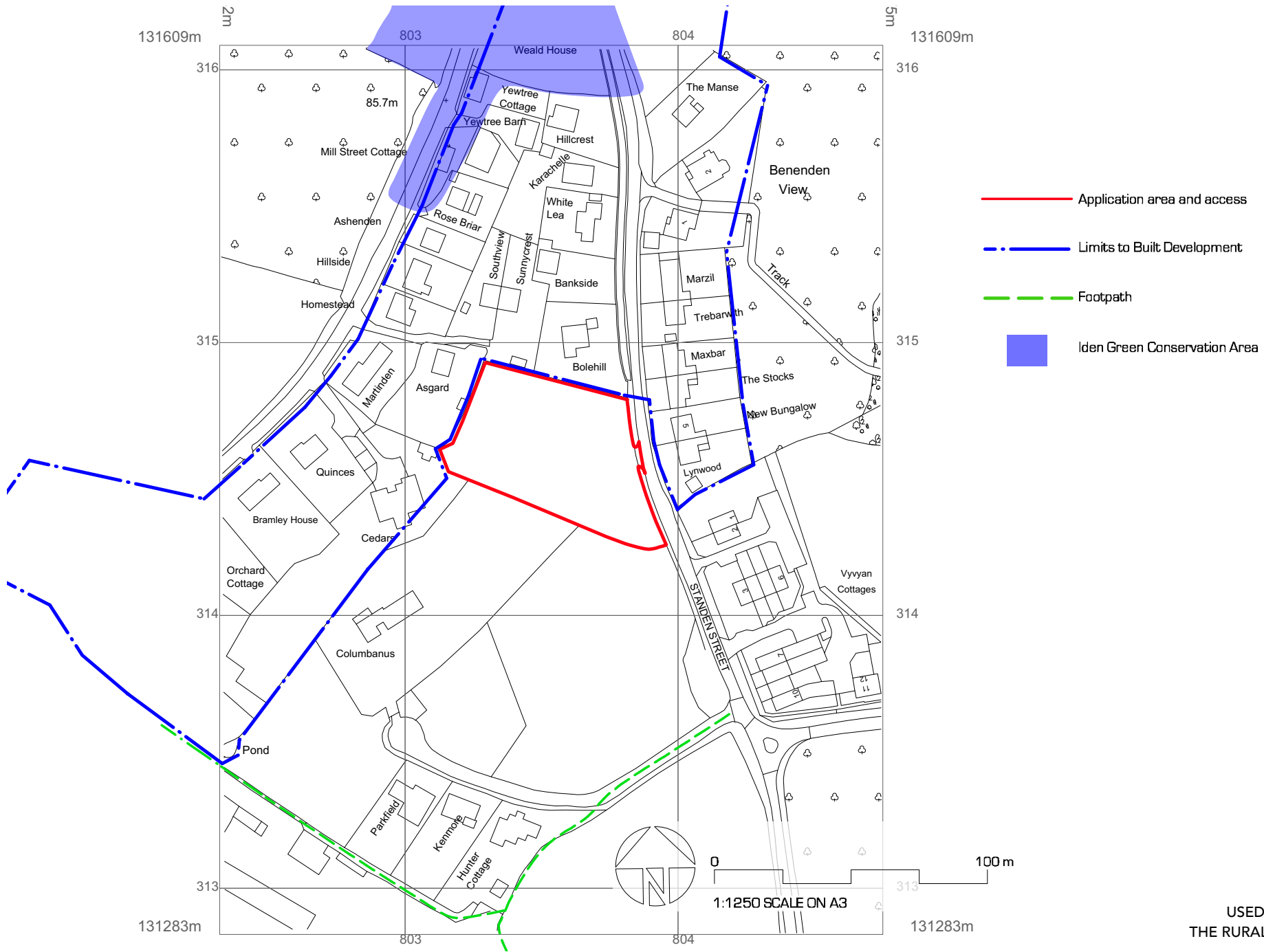


RESIDENTIAL DEVELOPMENT SITE

LAND AT STANDEN STREET, IDEN GREEN, BENENDEN,
CRANBROOK, KENT TN17 4HP



**Lambert
& Foster**



- Application area and access
- · - Limits to Built Development
- - - Footpath
- Iden Green Conservation Area

USED WITH PERMISSION OF
THE RURAL PLANNING PRACTICE

LAND AT STANDEN STREET, IDEN GREEN, BENENDEN, CRANBROOK, KENT, TN17 4HP

A Greenfield site in a sought after village location in the Weald of Kent within the Cranbrook School catchment area, with outline planning permission for 5 dwellings. Site area 0.81 acres/0.33 hectares.

GUIDE PRICE £850,000



LOCATION


The land is located on the immediate outskirts of the sought after village of Iden Green in the Weald of Kent. Nearby Benenden offers a range of village facilities including a Post Office, General Stores, a well renowned pub on the village green, a delightful parish church and good schools in both state and the private sector, including the world renowned Benenden Girls School. The well known Woodcock Pub is a short walk away in the hamlet of Iden Green.


Cranbrook with its pretty High Street, has more extensive facilities and is the location for a number of well regarded schools including Dulwich Preparatory School and the popular Cranbrook School. Hawkhurst is a short drive away with its excellent village facilities including a Waitrose and Tesco, as well as the Kino Cinema with easy onward road connections through to the South Coast. There are a number of other well regarded schools in the area, including Marlborough House and St Ronan's at Hawkhurst, with highly rated grammar schools in Tonbridge, Ashford and Maidstone. There are a choice of commuting stations with Etchingham Station, some 8 miles distant (London Bridge in about 65 minutes), Staplehurst Station 8.9 miles (London Bridge in about 51 minutes) and Tunbridge Wells 18 miles (London Bridge in about 46 minutes).

AMENITIES


Iden Green is well located to a wide variety of leisure facilities in the area, including nearby Bedgebury and Hemsted Forests, as well as walking in Angley Wood at Cranbrook. There is easy access to Rye and the south coast, with golf courses located in Dale Hill and Chart Hills. The Weald of Kent is well known for its wide range of historical properties, including Leeds Castle, Sissinghurst Castle Gardens, Bodiam Castle and Scotney Castle.



 Existing trees shrubs and hedges, all to remain as existing except one small section roadside hedge removed to create new access. Existing planting to be reinforced if required by interplanting with new native indigenous hedge, shrubs and tree species.

 New planting with native, indigenous hedge, shrubs and tree species.

 Root Protection Area

 43 x 2.4 x 43 m visibility splay

New access to be set at 90 degrees to the highway with at least the first 12 metres at 5.5 m wide, reducing to 4.8m wide, with a maximum gradient of 1:10 toward the highway.

A communal bin collecting point will be provided min. 25m from the highway.

Existing gate removed, entrance closed and infilled with native indigenous hedge species to match existing

Small section of roadside hedge removed to create new access

- Plot 1 - 5 Person, 3 bed, 1.5 storey
- Plot 2 - 5 person, 3 bed, 2 storey
- Plot 3 - 3 person, 2 bed, 1.5 storey
- Plot 4 - 3 person, 2 bed, 1.5 storey
- Plot 5 - 2 person, 1 bed, 1 storey

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DESCRIPTION

This Greenfield site extends to about 0.81 acres/0.33 hectares with a gated access from Standen Street. The site adjoins residential properties on two sides. Consent has been granted by Tunbridge Wells Borough Council on an outline basis, but the Design and Access Statement, submitted with the application, describes a proposed mix of accommodation that might be suitable for families and key workers in the district, summarised below.

Unit 1

A 3 bedroom detached house (1.5 storeys) 165m²/1,776 sq ft

Unit 2

A 3 bedroom detached house (2 storeys) 175m²/1,883 sq ft

Unit 3

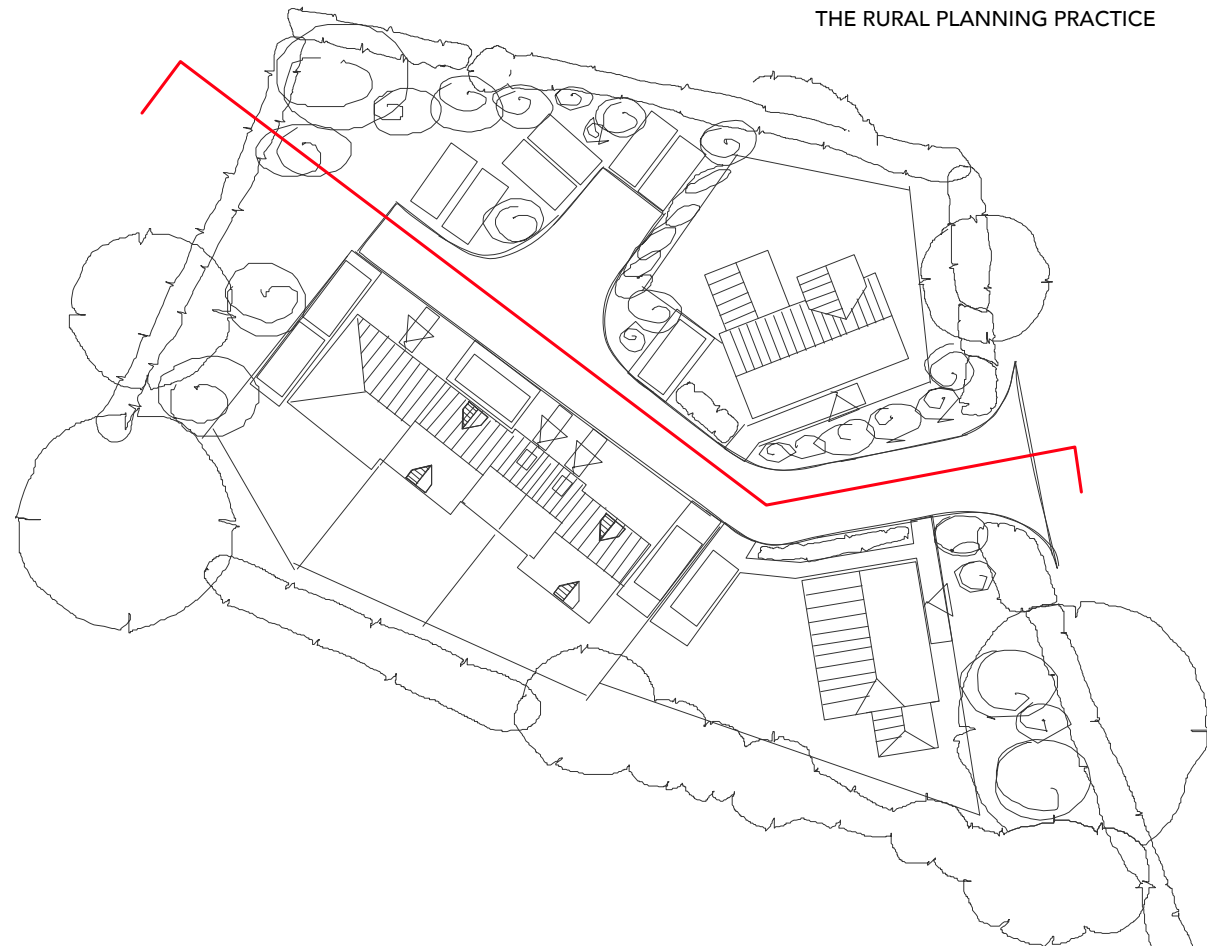
A 2 bedroom terraced house (1.5 storeys) 115m²/1,237 sq ft

Unit 4

A terraced house (1.5 storeys) 115m²/1,237 sq ft

Unit 5

A 1 bedroom, 1 storey house 78m²/839 sq ft



Consent was granted on an outline basis by Tunbridge Wells Borough Council.



PLANNING

The site being sold benefits from planning permission for an outline consent (access and scale only) for 5 dwellings. Consent having been granted, subject to conditions by Tunbridge Wells Borough Council on 17th February 2022. Tunbridge Wells Borough Council reference 19/00362/OUT. The consent is granted subject to a number of conditions and a linked Section 106 Planning Agreement listing financial contributions for biodiversity offsetting of £18,000 which is indexed linked.

Viewings: Viewings at any reasonable time during daylight hours, having notified the selling agent at Lambert & Foster's Paddock Wood office on 01892 832 325.

Services: The site adjoins existing residential development, so mains water, electricity and drainage are available adjacent to the site, but purchasers should rely on their own enquiries as to the suitability and availability of local connections.

Method of Sale: Unconditional offers are invited for the freehold interest.

Tenure: The freehold of the site is being sold with vacant possession on completion.

Data Pack: A full data pack will be sent on request or planning information can be downloaded from the Tunbridge Wells Borough Council website. Planning consent was obtained by The Rural Planning Practice, based in Cranbrook and all illustrations were included in the sales particulars with their permission.

The Rural Planning Practice retain the copyright of all illustrations.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply

information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.



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