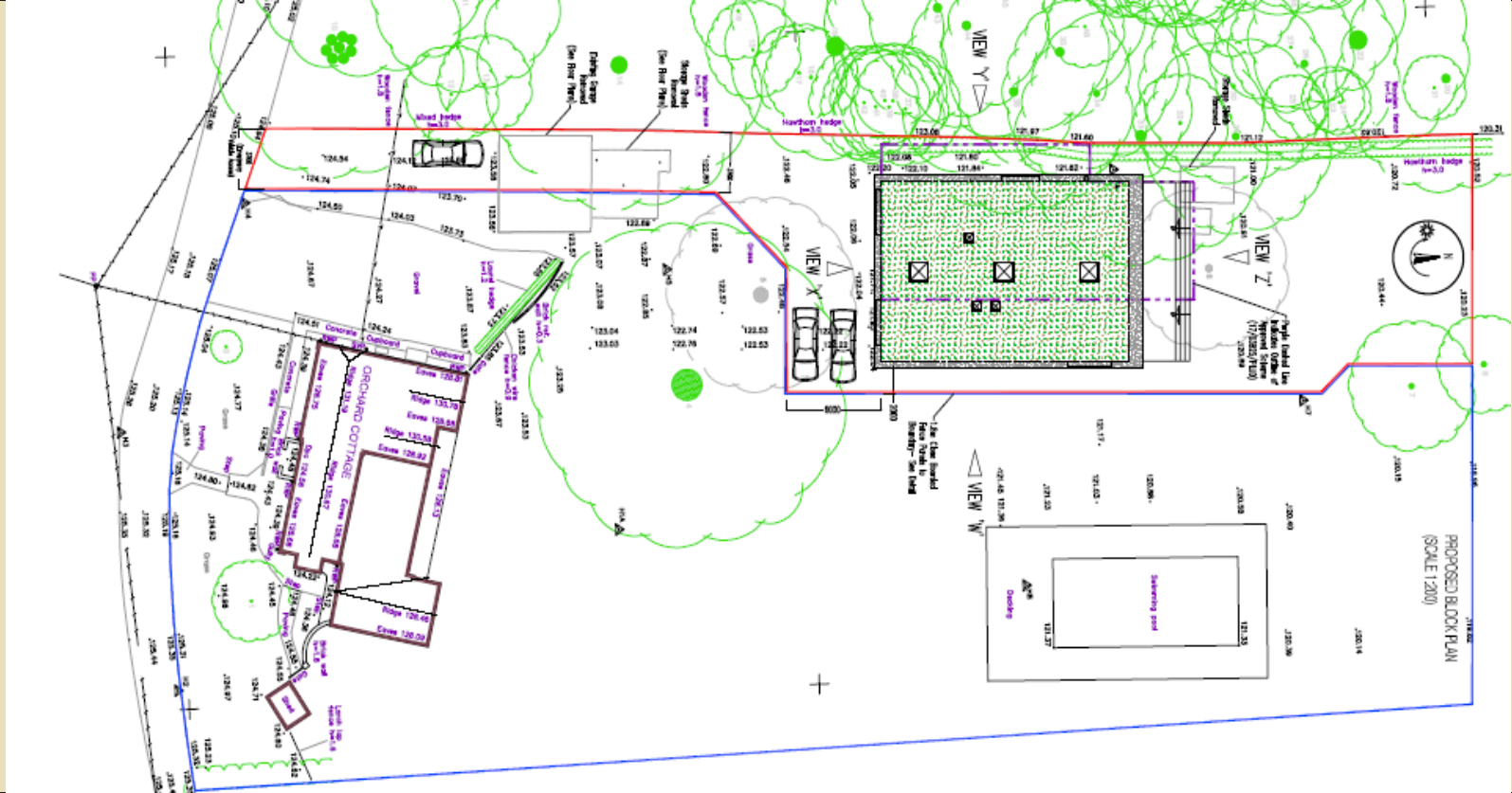
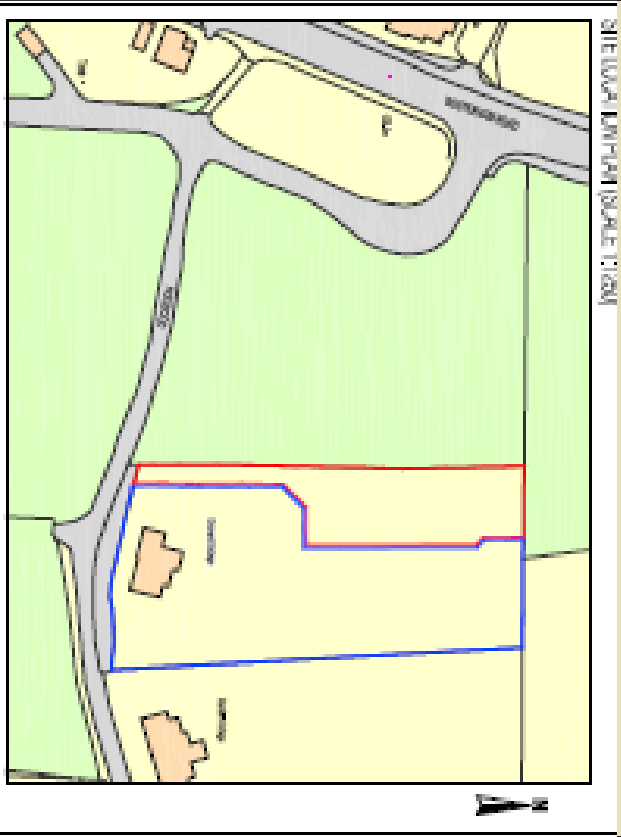


# Exciting Development Opportunity with Planning Consent for a Detached three bedroom Bungalow in superb Green Belt location



Land



Land adj Orchard Cottage

All Drawings for Information Only

Holwood Estate, Westerham Road  
Keston  
Kent BR2 6HB

**For Sale**

## Site Description

The site comprises an existing Log Cabin, with access proposed through the demolition and removal of the detached garage of Orchard Cottage Westerham Road, Keston BR2 6HB. The plot is approached off an private drive from the main Holwood Estate entrance on Westerham Road. The site benefits from an individual private drive, with the plot widening to full width where the new dwelling will be located ,the site then narrows slightly at the far end of the plot.

The proposed scheme involves the demolition of the existing log cabin (which the vendors reserve the right to remove prior to completion), and the erection of a single storey, three bedroom contemporary dwelling with associated parking and access.

The site which gently slopes gently from south to north measures circa 0.05 acres / 0.02 hectares, overlooks fields to the north ,woodland to the west and adjoins the retained garden of Orchard Cottage to the east.

## Location

The site is located in a pleasant Green Belt location near Keston, a village in greater London located within the Borough of Bromley. It enjoys a delightful rural setting, located in a quiet backwater of Keston backing onto Green Belt land. We understand the site lies on the edge of the historic Holwood Estate the former home of the once Prime Minister William Pitt the Younger. Although close to local amenities including Keston Common and the well known Keston Ponds, the site offers peace and tranquillity with the benefits of nearby excellent transport links.

Keston is located an approximate 3.8 miles from Bromley, with its excellent shopping facilities, schools and leisure facilities. Bromley is situated approximately 15 miles from the centre of London. Meanwhile Bromley South Railway Station offers an approximate 20 minute service to London Victoria. The town also benefits from being on multiple London Bus routes.

## Planning Information

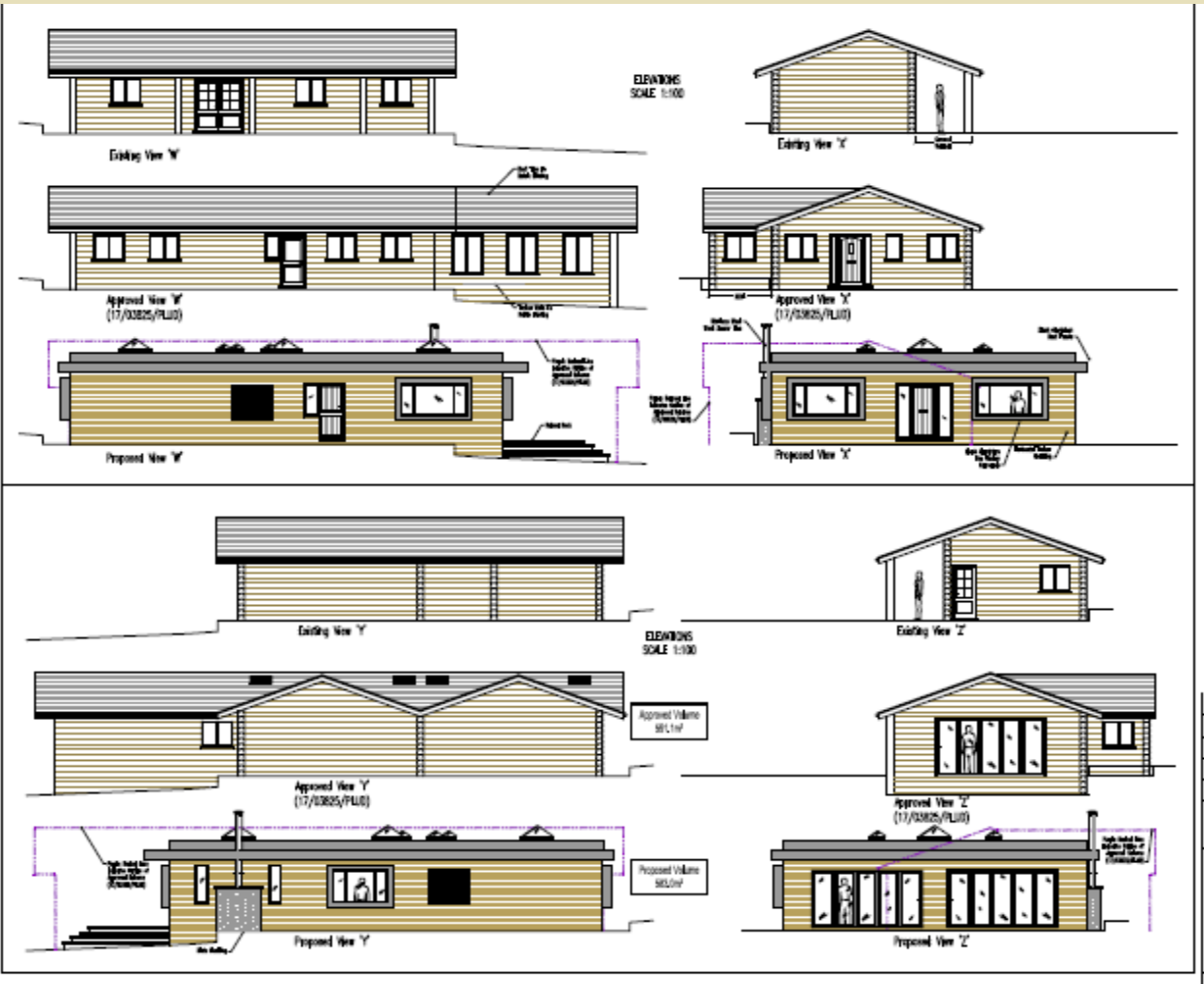
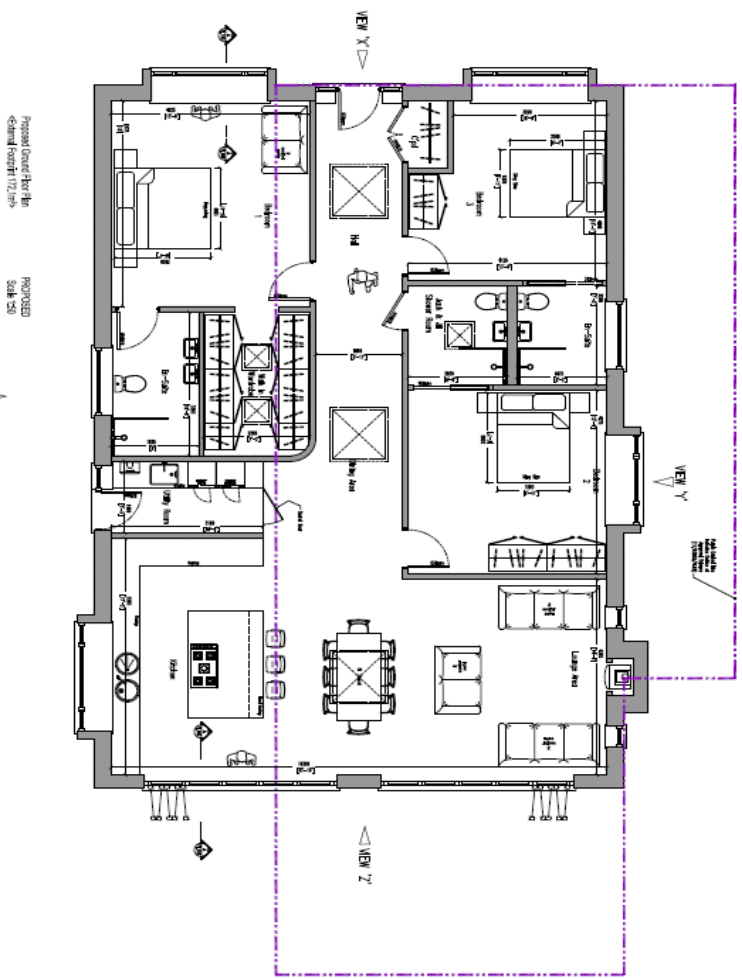
Detailed Planning Permission was granted on Appeal (Subject to Conditions) ,on the 13th December 2018 following an earlier refusal by Bromley Borough Council planning Ref **DC/18/00887/FULL1**. This planning permission facilitates the demolition of the existing dwelling and garage, and the erection of a new single storey contemporary dwelling of 3 bedroom design with associated parking, access and landscaping

<https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P4QVFWBTKW000>

The proposed accommodation comprises an impressive hallway, large Living /Dining room and Kitchen (separate utility) ,Master Bedroom with dressing room and ensuite plus two further bedrooms with ensuites.

We understand the proposed dwelling is circa 172.1 sq.m. ( gross external).

# Proposed Layout and Existing /Consented Elevations



## Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

All Drawings for Identification only

## **Tenure**

The site is to be sold Freehold with vacant possession on Completion.

## **Method of Sale**

The site is offered for sale by Private Treaty.

All offers must be submitted in writing to RPC's Tonbridge Office.

The freehold site is offered to the market with unconditional offers invited.

All offers must include:

1. Offer price for the property.
2. Details of further due diligence required prior to exchange of contracts.
3. Confirmation that any CIL / S106 costs have been allowed.
4. Confirmation of funds.

The Vendor is not under any obligation to accept the highest or indeed any offer.

## **Viewing**

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

## **Agent's Note**

The purchaser will be responsible for the erection and future maintenance of a 1.8 m close board fence along the new common boundary between Orchard Cottage and the plot.

## **Fees**

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.75% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

## Agent Details

**Peter Bowden**

**01732 363633**

**P.Bowden@rpcland.co.uk**

**West Kent Office**

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



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