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MAKING PROPERTY WORK

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FOR SALE

VACANT SITE WITH DEVELOPMENT POTENTIAL (STPP)

LAND AT BROOMHILL BANK SCHOOL (NORTH), PUDDLEDOCK LANE, HEXTABLE, BR8 7RP

LOCATION

The property comprises a vacant plot of land situated within the grounds of Broomhill Bank School, in Hextable, Kent.

Hextable is an attractive village within the M25, surrounded by Green Belt countryside in the Sevenoaks District. It offers a good range of local amenities, including a doctor's surgery, pharmacy, Morrisons Daily and primary school, with more extensive shopping facilities available in the nearby town of Swanley.

The closest railway station is Swanley, which provides services to London Victoria (31 mins) and London Blackfriars (48 mins).

Hextable also provides easy access to the M25 and M20 (2 miles), Dartford Crossing (6.1 miles), and Gatwick Airport (31 miles).

DESCRIPTION

The site extends to approximately 0.33 hectares (0.82 acres) and comprises two single-storey workshop buildings and a block of garages, with a combined Gross Internal Area (GIA) of approximately 339 sq m (3,649 sq ft), together with hardstanding and grassed areas.

The site is triangular in shape and has a gradual fall from north to south.

Access is currently via the school's service entrance, off Puddledock Lane, which runs along the northern boundary of the site.

PLANNING

- Sevenoaks District Council is the Local Planning Authority
- The Property is not listed and does not fall within a Conservation Area.
- A limited number of mature trees are situated towards site boundaries, but our enquiries indicate that there are no Tree Preservation Orders (TPOs) in effect.

DEVELOPMENT OPPORTUNITY

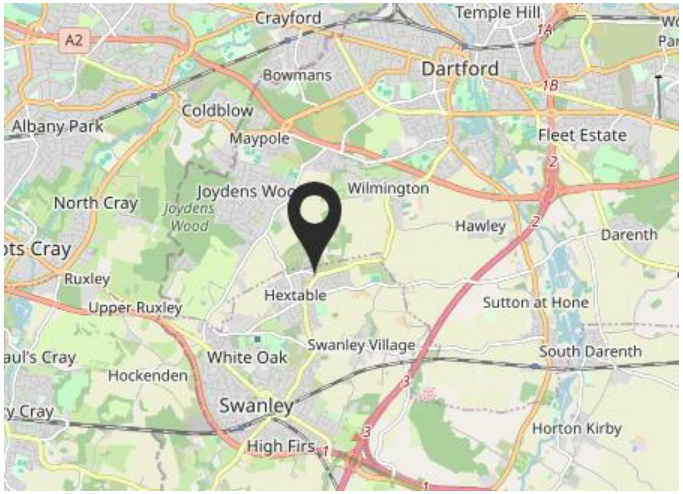
This site offers potential for alternative uses including residential development, subject to the grant of planning permission.

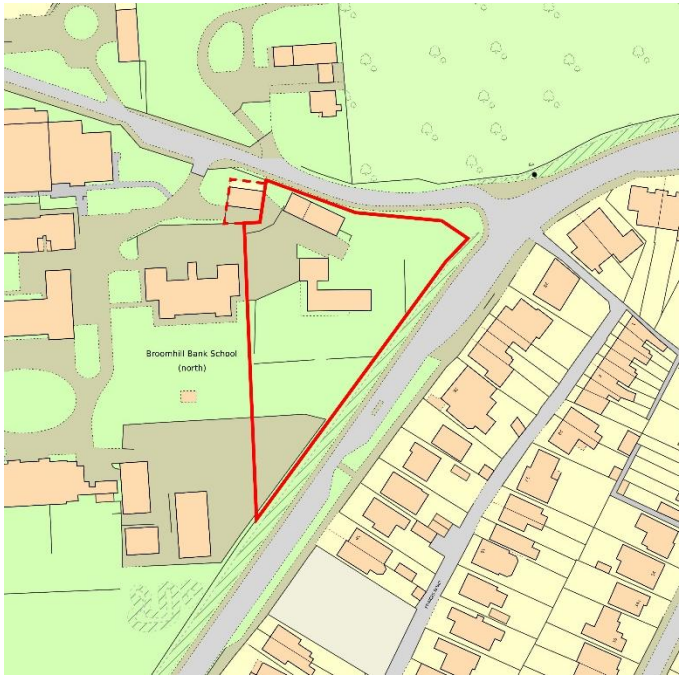
The site benefits from a positive pre-application response for the demolition of the existing buildings and the erection of 7 dwellings with private gardens and parking. A new vehicular access is proposed off Puddleduck Lane.

A copy of the response is available on the dataroom.

PROPOSED ACCOMMODATION

PLOT	UNIT TYPE	STOREYS	GIA (m2)
1	3 Bed Semi-Detached House	2.5	110
2	4 Bed Semi-Detached House	3	120
3	4 Bed Semi-Detached House	3	120
4	3 Bed Semi-Detached House	2.5	110
5	4 Bed Detached House	2.5	145
6	4 Bed Detached House	2.5	145
7	4 Bed Detached House	2.5	145





VIEWINGS – 020 3763 7572

Alex Thomson **t:** 07780 113019 **e:** athomson@shw.co.uk

Richard Plant **t:** 07850 584240 **e:** rplant@shw.co.uk

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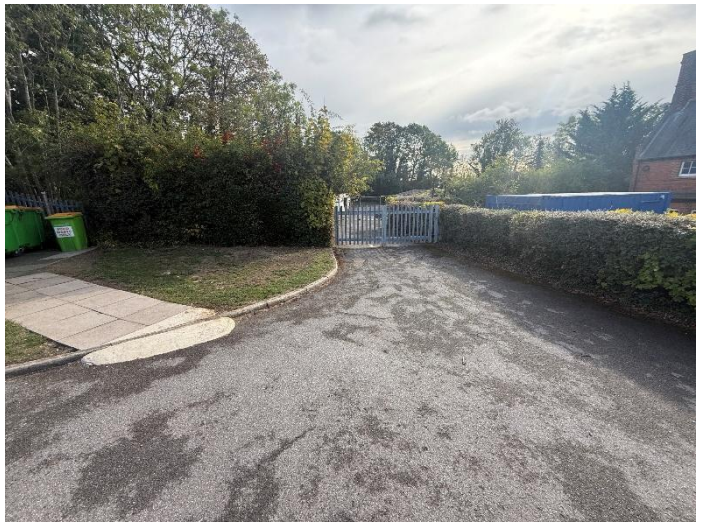












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INDICATIVE SCHEME (PROPOSED SITE LAYOUT PLAN)



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TENURE

A new freehold title is to be created.

The workshop building and associated area shown within the dashed red boundary on the site plan will be included in the sale, subject to Department for Education (DfE) consent.

PRICE

On application

VAT

The property is not elected for VAT

OFFERS

Offers are invited on both an unconditional and subject to planning basis for the freehold interest by way of informal tender.

Unconditional offers are preferred, although subject to planning offers will also be considered.

Subject to planning offers must include indicative details of the proposed development.

Offers are to be submitted in writing utilising SHW's Bidding Guidelines & Bid Proforma, which is available for download from the data room

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AML

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation request will be made.

VIEWINGS

Viewings must be arranged prior with the sole agent, SHW. Contact details below.

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E: rplant@shw.co.uk

Alex Thomson

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DATA ROOM

Legal and technical information can be downloaded via our data room:

Log In

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