

FOR OPTION/PROMOTION

**BK** | Bruton  
Knowles

est.1862

# Land at Tonbridge

Land at Grange Farm, TN11 9QR and Land at Greentrees Farm, TN11 0AG

Option/Promotion Terms are Invited for Parcels A and B Approximately 142.74 Acres (57.77Ha)



Important Notice: Plans are Indicative



# Land at Tonbridge

Approximately 142.74 Acres (57.77 Ha)

## LOCATION

The two parcels of land are located on the northern edge north of the residential area of Higham Wood, some 2 miles north of the centre of the market town, Tonbridge. Parcel A is situated off Higham Lane with Parcel B lying off Cuckoo Lane to the north, and the A26 to the east. The A26 provides access to the M20 to the north and to the south, areas including Tonbridge and Royal Tunbridge Wells. Tonbridge Railway Station is just a short distance to the south providing a good level of connection to the wider area, with regular services to larger towns in addition to London.

The immediate area benefits from a range of amenities, including national convenience stores, primary and secondary schools as well as sports and leisure facilities which include Poult Wood Golf Club and a Country Pub, Restaurant and Hotel. Tonbridge further enhances the local amenities with a number of supermarkets and retail parks

**Tonbridge Railway Station – 2.5 miles**  
**Royal Tunbridge Wells – 7.5 miles**  
**Sevenoaks – 9 miles**

## DESCRIPTION

**Site A:** extending to approximately 104.46 acres, the site is largely undulating, sloping gently down from north to south. The land comprises predominantly arable fields, with field boundaries delineated by low hedgerows and a few trees. There are several ponds and a group of farm buildings to the central part of the site. A group of mature trees form a small woodland to the north east which is bound by Higham Lane, with Carrot Wood located on the western boundary. ***The farmhouse and buildings will be excluded, with the extent to be discussed. Please note that the plans are indicative. Area shaded within Site A is excluded.***

**Site B:** extending to approximately 38.28 acres, the site comprises a large singular arable field which slopes gently from north to south, with mature, tall hedgerows forming the boundaries on the A26 and along the Cuckoo Lane frontage.

We understand that an oil pipe ref: 'Pluto' runs underneath Grange farm. Installed in WWII and was upgraded within the last 15 years.

A Public Footpath runs through Parcel A from the western boundary to Grange Farm and then diverts to two points on the north-eastern boundary off Higham Lane ref: MU2 and MU3.

The sites lie within the Metropolitan Greenbelt, outside any rural settlement confines. A parcel of approximately 5.9 acres of Parcel A is within Flood Zones 2 and 3.

## PLANNING

The subject site is situated within the planning jurisdiction of Tonbridge and Malling Borough Council.

The Draft Local Plan has been prepared to focus on the period up to 2031 and is currently at examination stage. However it is understood that there is no certainty it will be adopted. Recently the Examining Inspectors have raised concerns about whether the Local Planning Authority have fulfilled their duty to cooperate.

The Land at Grange Farm and Greentrees Farm have both been included in the Strategic Land Availability Assessment (SLAA), Final Assessment, Call For Sites with site references of 275 and 276. The assessment outcome for Grange Farm is that it would be suitable and deliverable, with a potential yield of 1211 dwellings. The land outside of the Flood Risk is identified as being well related to the confines of northern Tonbridge, despite requiring an upgraded access. Greentrees has been assessed as unsuitable, however it is stated that there is a reasonable prospect of development in combination with adjacent sites.

## OPTION/PROMOTION

Option and Promotion Terms Offers should be submitted to Richard Brogden by post or email to [richard.brogden@brutonknowles.co.uk](mailto:richard.brogden@brutonknowles.co.uk) by **Noon Thursday 25<sup>th</sup> February 2021.**

## TERMS

Option or Promotion terms are invited.

Please specify the following when bidding;

- Confirm whether proposal is for Parcel A, Parcel B or Parcels A and B.
- Premium - deductible, but non returnable
- Duration of term(s)
- Percentage of Market Value/Sale Proceeds to be returned to landowners
- Whether planning costs are to be deducted
- Minimum Price
- Confirmation that landowners reasonable legal and agent fees will be met by the Promoter
- Planning strategy

## LEGAL AND AGENTS COSTS

The purchaser is to provide a legal fee of £10,000 plus VAT and an agents fee of £10,000 plus VAT undertaking for each Parcel.

## VIEWING

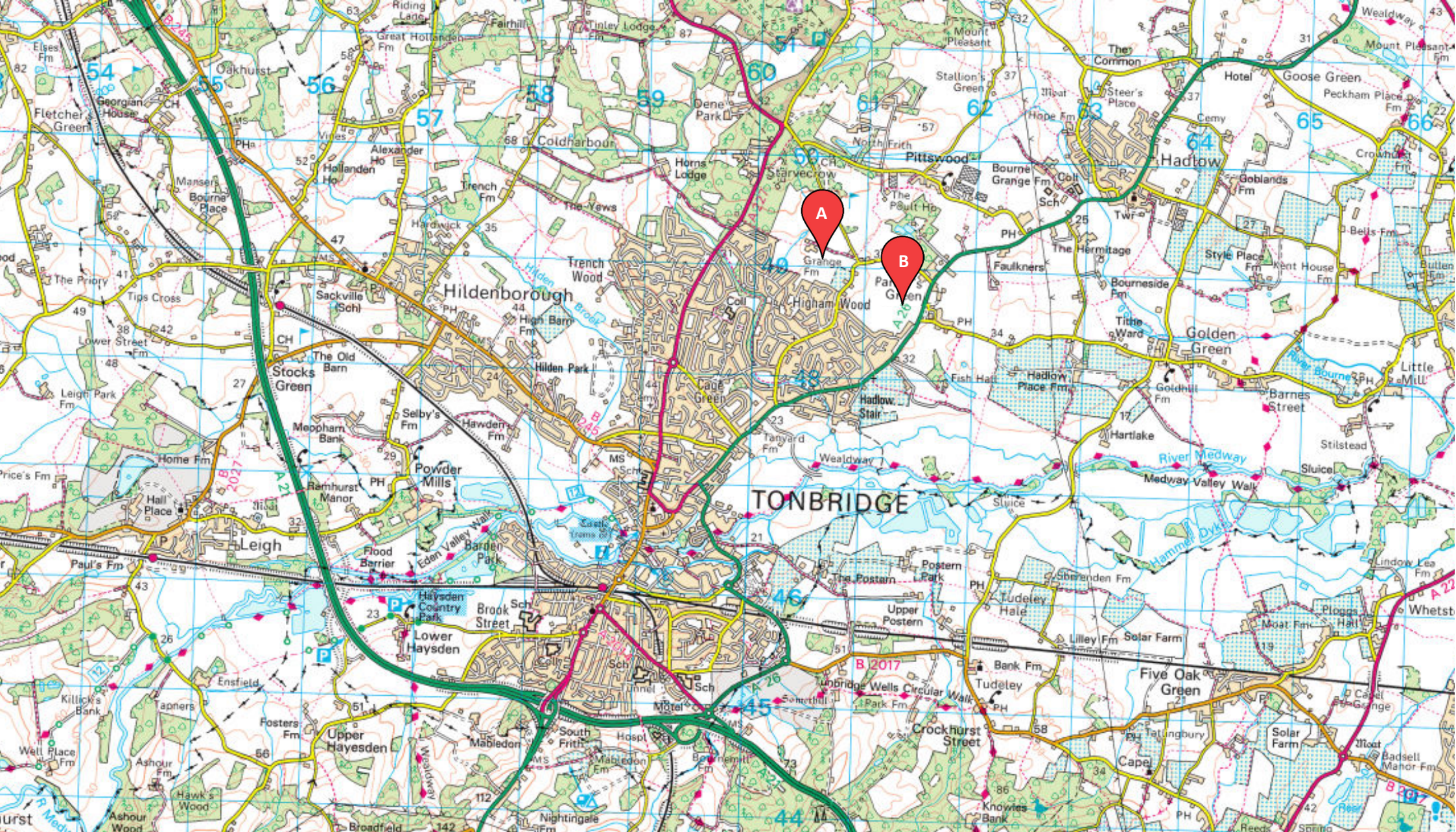
The site can be viewed from the boundaries.

## SUBJECT TO CONTRACT

## JANUARY 2021

**Important Notice:** Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.





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