



chartered surveyors
and property consultants



Land to the rear of Cherry Trees • Maidstone Road • Matfield • Kent TN12 7LA

Rear garden with residential development potential – approx. 1/3rd acre

For Sale on a subject to planning basis



**chartered surveyors
and property consultants**

Location

Matfield is a picturesque village situated a little over 6 miles to the east of Tunbridge Wells.

There is direct access to the A21(T), being about 1 ½ miles to the southwest.

Direct line train services to London are available from Paddock Wood Station, approximately 2 ½ miles distant.

Description

A redundant parcel of land to the rear of Cherry Trees - a Grade II listed property which comprises a pair of semi-detached cottages. The plot has direct private access from the Maidstone Road along the side of Cherry Trees.

The land is relatively flat and slopes gently towards the rear.

There is a footpath adjoining the southern boundary and open countryside beyond the eastern boundary.

The plot is approximately 1/3rd acre and is within the Limits to Built Development as well as being in an Area of Outstanding Natural Beauty and The Matfield Conservation Area.

Planning History

The following summary relates to the rear land only.

- 05/030702 – Consent was granted for a significant extension to a previous garage / store building.
- 07/01338 & 07/04099 – An application for 4 dwellings was withdrawn.
- 09/01975 – An application for 3 dwellings was refused and a subsequent appeal dismissed – ref: - 09/00088.
- 10/04135 – Application for a single two storey detached dwelling was refused and a subsequent appeal dismissed – ref: 11/00031

Interested parties should make their own direct enquiries to Tunbridge Wells Borough council's website for full details on all application.

Proposal

Our client is inviting conditional offers from suitably qualified developers supported by proposed plans and planning statement. Further details on request.

Viewing Arrangements

Strictly by appointment through our office as Chery Trees is occupied.

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but 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 item.
- No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Land and Development

**Contact Rupert Farrant
or Julie Chalmers on**

01892 552 500

rupert@durlings.co.uk

julie.chalmers@durlings.co.uk

www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent



TN1 1ED

The mark of
property professionalism worldwide