Garland Park & Cleveland Farm

Goddards Green Road,

Benenden,

Cranbrook,

Kent

STRUTT & PARKER

BNP PARIBAS GROUP

Residential Development Opportunity

Garland Park & Cleveland Farm, Goddards Green Road, Benenden, Cranbrook, Kent, TN17 4AX

Summary

- Outline planning consent for 24 residential dwellings
- Positive pre-app for an enhanced 47 unit scheme
- Planning permission submitted in November 2020 for a 2 unit conversion and 4 unit new build scheme at Cleveland Farm

Location

The subject site is located in the heart of 'The Garden of England' in the Weald of Kent being close to the historic villages of Benenden, Biddenden and Cranbrook with their distinct local vernacular, surrounded by woodland and rolling farmland landscape.

There is a wide range of private and state schools in the area including the renowned Cranbrook School which acts as a major draw for buyers moving to the area.

There are a number of notable National Trust properties close by including Sissinghurst Castle. There is also a wide range of shops, restaurants, pubs and local amenities in Cranbrook, Sissinghurst, Biddenden and Benenden. There is a wider range of shops and amenities at Tenterden and Tunbridge Wells.

Although the area has the feel of a semi-rural/rural location within the heart of the High Weald AONB, London is just over an hour away by train from Staplehurst, Marden and Headcorn stations with fast and frequent commuter services to London terminals. There are also excellent motorway links within close proximity offering convenient access to the wider South-East.

Description

This is an opportunity to acquire the freehold interest of a major residential development site located in a prime position on the outskirts of Cranbrook, Kent. The opportunity is split into two main elements, firstly Garland Park, which benefits from outline planning consent for 24 units and a positive pre-app for an alternative 47-unit scheme. Secondly, 'Cleveland Farm' including conversion of the existing Granary building into 2 residential dwellings and 4 new build plots.

The site itself is of historic significance having opened in 1907 as a Tuberculosis Sanatorium under King Edward VII. The new Benenden Hospital building has been developed adjacent to the subject site providing a range of health and well being benefits to the locality.

Planning

Lot 1 – Garland Park

The site benefits from outline planning consent (Reference 12/03130/EIAMJ) for demolition and redevelopment of part of the south east section of the site to provide 24 dwellings with associated car parking and landscaping.

Positive feedback has been received on a pre-application enquiry for a revised 47 unit scheme. The additional 23 units would be achieved through increased density, but also by including an area of the old hospital estate which is now redundant.

Lot 2 – Cleveland Farm

The application for the conversion/development of 6 dwellings at Cleveland Farm was validated on 4th January 2021 and is awaiting a decision.

Services

The information pack provides information on the services provision, but prospective buyers should make their own enquiries with the relevant service providers.

Lot 1 – Garland Park

Method of Sale

Unconditional and conditional bids are invited for the freehold interest of the site as a whole or as two Lots as follows:

Lot 1 – Garland Park

Outline consent for 24 units with an uplift payment on any units/square feet achieved in excess of the current scheme.

Lot 2 – Cleveland Farm

Proposal for 4 new build units and the conversion of the granary into 2 units.

VAT

Bidders to assume VAT is payable on the acquisition costs inclusive of SDLT.

Tenure

The freehold of the site is being sold with vacant possession on completion. Full Title information will be provided in the legal pack.

Lot 2 – Cleveland Farm

Data Room

The Information Pack will be accessible to potential buyers by way of a data room. Usernames and passwords will be issued to interested parties by Strutt & Parker.

The documentation within the Garland Park data room includes:

- Outline planning consent documents

- Executive/Technical Summary

Viewings

Strictly by appointment with Strutt & Parker. Interested parties will be invited to attend a presentation followed by a full tour of the site.

Contacts

For more information and appointments to inspect please contact:

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