



## Greenbelt Agricultural land.

£5000 for 400 m<sup>2</sup>  
£6000 for 600 m<sup>2</sup>  
£7000 for 800 m<sup>2</sup>  
£8000 for 1000 m<sup>2</sup>

Suitable for residential,  
commercial or agricultural  
use subject to the necessary  
consents. Multiple  
plots available if required.

Google Drop pin.

<https://maps.app.goo.gl/45koyisbhb5P7XbM9>

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LOCATION  
TUNBRIDGE WELLS  
POWDER MILL LANE

TITLE  
THE EDEN PLOTS  
LOCATION PLAN

SCALE  
1:5000 (A3)

DRAWING No  
MPE22N23

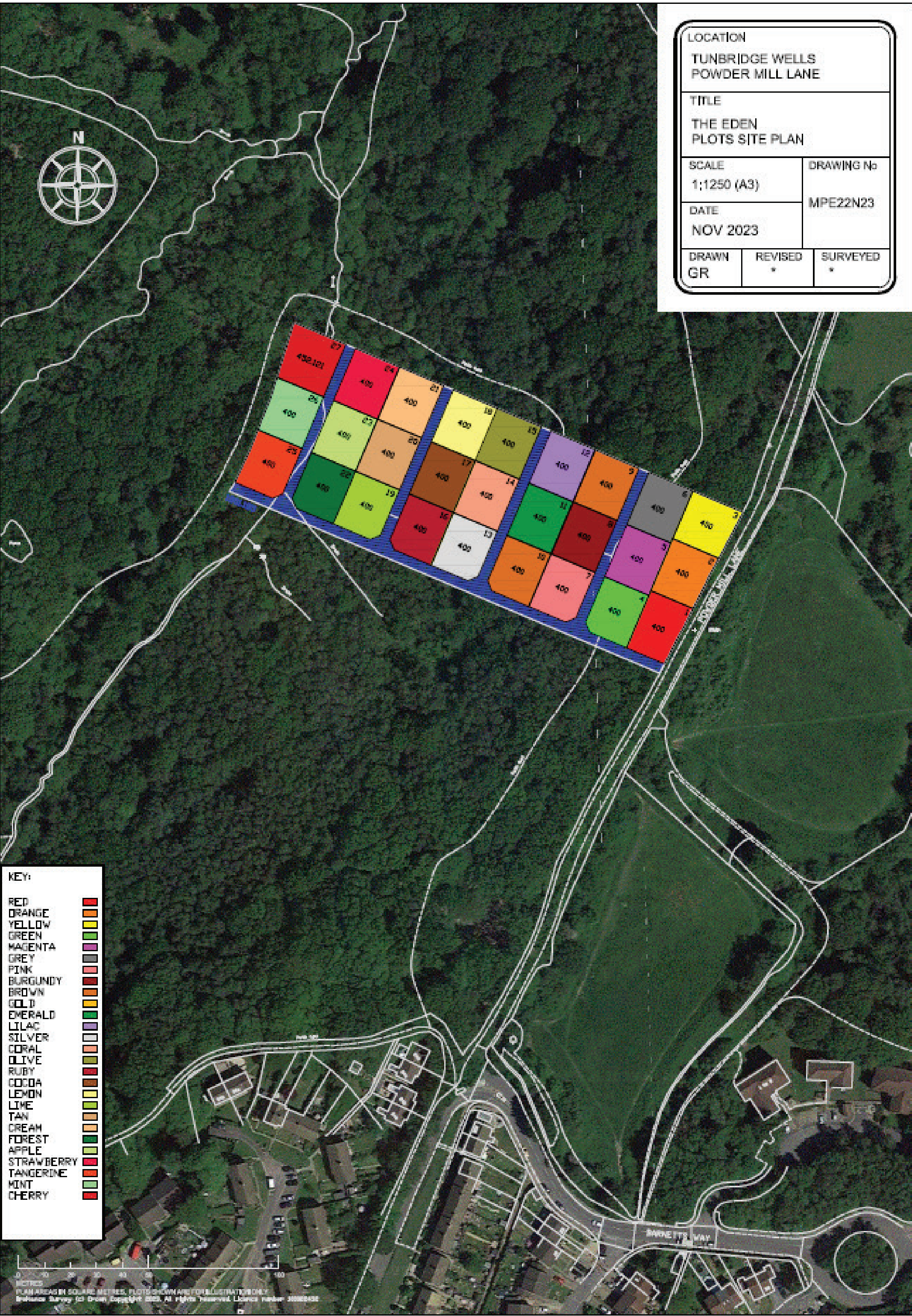
DATE  
NOV 2023

DRAWN  
GR

REVISED  
\*

SURVEYED  
\*





|                                     |            |          |
|-------------------------------------|------------|----------|
| LOCATION                            |            |          |
| TUNBRIDGE WELLS<br>POWDER MILL LANE |            |          |
| TITLE                               |            |          |
| THE EDEN<br>PLOTS SITE PLAN         |            |          |
| SCALE                               | DRAWING No |          |
| 1:1250 (A3)                         | MPE22N23   |          |
| DATE                                |            |          |
| NOV 2023                            |            |          |
| DRAWN                               | REVISED    | SURVEYED |
| GR                                  | *          | *        |

|            |  |
|------------|--|
| KEY:       |  |
| RED        |  |
| ORANGE     |  |
| YELLOW     |  |
| GREEN      |  |
| MAGENTA    |  |
| GREY       |  |
| PINK       |  |
| BURGUNDY   |  |
| BROWN      |  |
| GOLD       |  |
| EMERALD    |  |
| LILAC      |  |
| SILVER     |  |
| CORAL      |  |
| OLIVE      |  |
| RUBY       |  |
| COCOA      |  |
| LEMON      |  |
| LIME       |  |
| TAN        |  |
| CREAM      |  |
| FOREST     |  |
| APPLE      |  |
| STRAWBERRY |  |
| TANGERINE  |  |
| MINT       |  |
| CHERRY     |  |

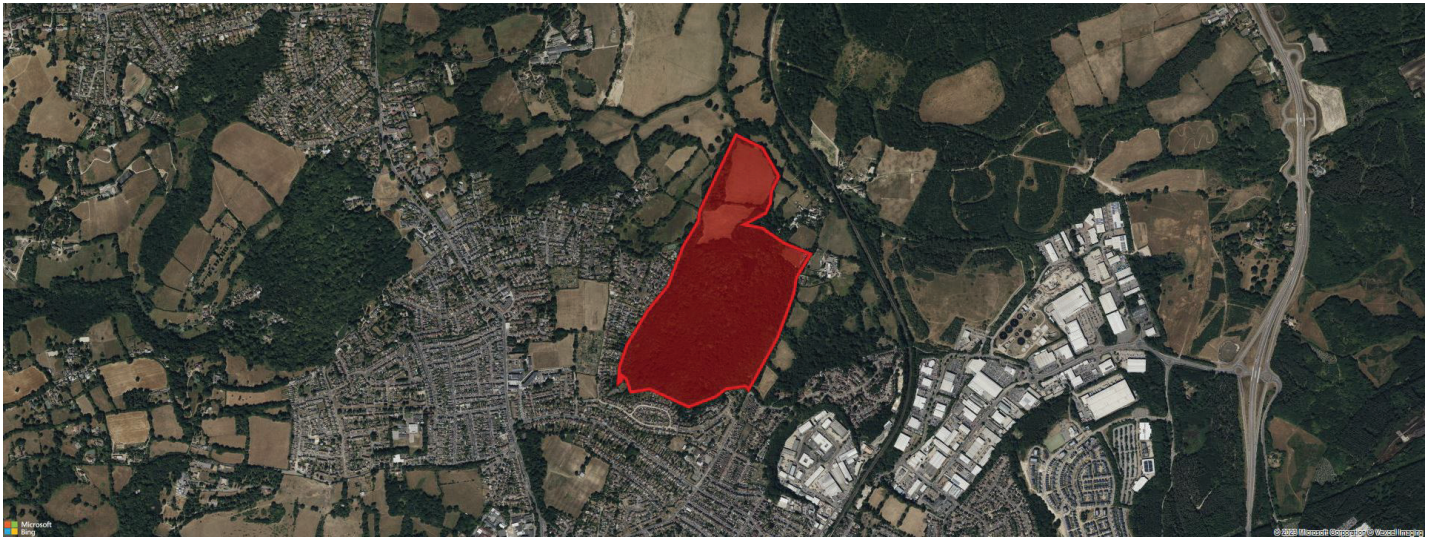
0 10 20 30 40 50 60 70 80 90 100  
METRES  
PLAN AREAS IN SQUARE METRES. PLOTS SHOWN ARE FOR ILLUSTRATION ONLY.  
Bridgeway Survey (c) Drawn Copyright 2023. All rights reserved. Licence number 300000400

# Brokes Wood

Created on 16/09/2023

## Land Summary

|                 |                               |
|-----------------|-------------------------------|
| Title number    | K964313                       |
| Title Class     | Absolute freehold title       |
| Estate interest | Estate in land                |
| Area            | 107.21 acres / 43.39 hectares |



## Comments

Barnetts Wood, Tunbridge Road



## Boundary

|          |                 |
|----------|-----------------|
| Parish   | Southborough    |
| District | Tunbridge Wells |
| County   | Kent            |

## Agricultural

|                           |                                           |
|---------------------------|-------------------------------------------|
| Land Classification       | Urban                                     |
| Land Use Category         | Forest and seminatural areas              |
| Nitrate or Safeguard Zone | NVZ Surface, SgZ Drinking water (Surface) |



## Considerations

### Within this land

|                                            |          |
|--------------------------------------------|----------|
| Ancient Woodlands                          | 0 metres |
| Areas of Outstanding Natural Beauty (AONB) | 0 metres |
| Flood Zones 2                              | 0 metres |
| Flood Zones 3                              | 0 metres |
| Greenbelt                                  | 0 metres |
| Public Rights of Way                       | 0 metres |

### Within 50 metres from this land

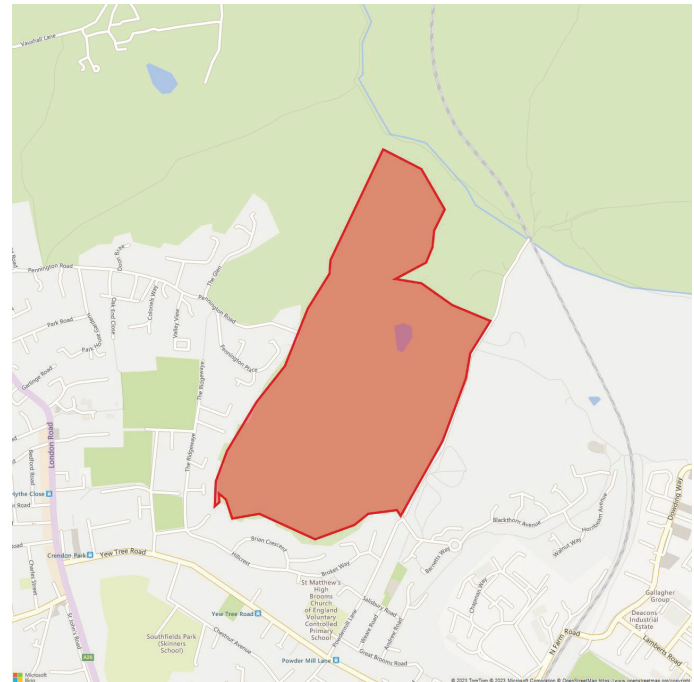
|                       |          |
|-----------------------|----------|
| Listed Buildings      | 6 metres |
| Local Nature Reserves | 6 metres |

### Between 50 and 2000 metres from this land

|                                             |              |
|---------------------------------------------|--------------|
| Sites of Special Scientific Interest (SSSI) | 277 metres   |
| Scheduled Monuments                         | 1,628 metres |

### Over 2000 metres from this land

|                               |               |
|-------------------------------|---------------|
| Special Protected Areas       | 12,578 metres |
| Special Areas of Conservation | 12,591 metres |
| National Nature Reserves      | 29,447 metres |
| National Parks                | 32,455 metres |



To view all mapped data layers interactively on Addland.com.

[view the report](#)

## Planning

Current Applications 0 applications

Historic Applications 0 applications

Application Number 20/00292/TPO  
Address 34A Brokes Way Southborough Tunbridge Wells Kent TN4 0AS  
Submission Date 30/01/2020  
Status Decided  
Type Tree Preservation Order  
Decision Application Permitted  
Decision Date 20/03/2020  
Application Summary Trees: CHESTNUTS x2 (T1 + T2) - Cut new growth back by approximately 4 metres to old pollard points

Application Number 19/03285/TPO  
Address 34A Brokes Way Southborough Tunbridge Wells Kent TN4 0AS  
Submission Date 14/11/2019  
Status Unknown  
Type Tree Preservation Order  
Decision Lesser Works (Trees)  
Decision Date 31/01/2020  
Application Summary Trees: OAK (T1) - Reduce by 5 metres; CHESTNUT (T2) - Reduce by 6 metres

Application Number 16/501644/TPO  
Address Brokes Wood Southborough Royal Tunbridge Wells Kent TN4 0AS  
Submission Date 19/02/2016  
Status Decided  
Type Tree Preservation Order  
Decision Application Permitted  
Decision Date 05/04/2016  
Application Summary TPO application to 2no. Chestnut - Fell

Application Number 13/02655/TPO  
Address 3 Brian Crescent Southborough Royal Tunbridge Wells Kent TN4 0AP  
Submission Date 09/09/2013  
Status Decided  
Type Tree Preservation Order  
Decision Application Permitted  
Decision Date 04/11/2013  
Application Summary TREES - T1 - ASH - prune back lateral branches to furthest edge of path. T2 - HAZEL - T3,T4 SWEET C...

## Ownership

Ownership Category Private or Unknown

Title Ownership Record 0 title records



## Valuation

Average Value Area TN4

Average Residential Values £495 sqft / £5,325 sqm

Comparable Sales Showing 6 most recent transactions

|            |                                 |            |                          |
|------------|---------------------------------|------------|--------------------------|
| Property   | 19 CULVERDEN PARK ROAD, TN4 9RB | Property   | 135 QUEENS ROAD, TN4 9JY |
| Sold Date  | 10/07/2023                      | Sold Date  | 07/07/2023               |
| Sold Price | £512,000                        | Sold Price | £362,500                 |

|            |                                                         |            |                                 |
|------------|---------------------------------------------------------|------------|---------------------------------|
| Property   | 19 MANOR ROAD, RUSTHALL, TUNBRIDGE WELLS, KENT, TN4 8UD | Property   | 23 CULVERDEN PARK ROAD, TN4 9RB |
| Sold Date  | 06/07/2023                                              | Sold Date  | 06/07/2023                      |
| Sold Price | £755,000                                                | Sold Price | £730,000                        |

|            |                                                         |            |                            |
|------------|---------------------------------------------------------|------------|----------------------------|
| Property   | APARTMENT 5, MOLYNEUX PLACE MOLYNEUX PARK ROAD, TN4 8DQ | Property   | 7 HENRIETTA PLACE, TN4 8FH |
| Sold Date  | 05/07/2023                                              | Sold Date  | 30/06/2023                 |
| Sold Price | £430,000                                                | Sold Price | £500,000                   |















