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**“The Old Coach House” • Worships Hill • Riverhead • Sevenoaks • Kent TN13 2AB  
For Sale – Former Coach House with Development Potential – 60 sq m (636 sq ft)**





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## Location

The North West Kent town of Riverhead is located approximately 1.5 miles north west of Sevenoaks, via the A224 and approximately 25 miles to the south east of central London. Junction 5 of the M25 is around 1.5 miles North West of Riverhead, via the A25 and A21 (T).

Nearby principal towns include Tonbridge, approximately 8 miles to the South East, and Bromley approximately 13 miles to the North West.

This property is situated just off The Square and in a central position.

There is a large "pay and display" car park opposite The Square on the junction with London Road.

## Description

A period detached former Coach House, previously ancillary to no. 10 The Square and self-contained with access directly off Worships Hill.

The property is arranged over 2 floors and in need of complete renovation. There is useful side yard area for parking or possible extension.

## Floor Areas

There is an approximate total gross internal floor area of **60 sq m** (646 sq ft), arranged over ground and first floors.

## Tenure

Freehold with vacant possession.

## Guide Price

**£125,000** – subject to contract.  
Proof of funding will be required.

## Viewings

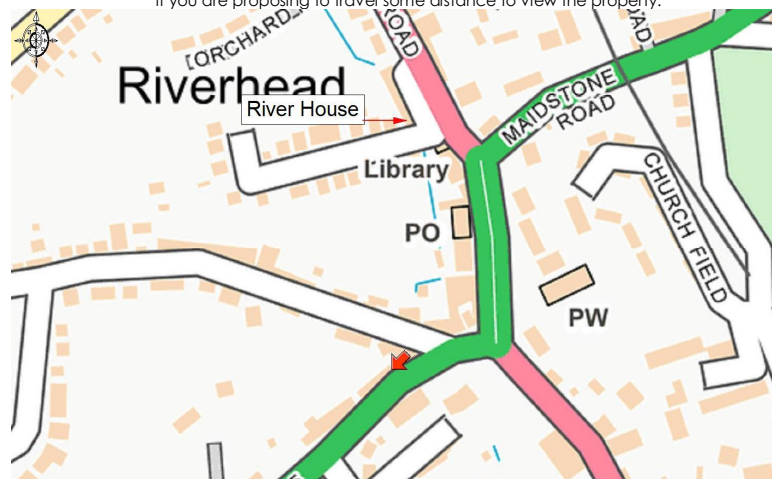
By appointment through the sole agents' offices.

The building is in poor condition and interested parties are to take all necessary precautions when viewing.

## Important Note:

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

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- (v) 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 Josh Olney  
or Julie Chalmers on  
**01892 552 500**  
josh.olney@durlings.co.uk  
julie.chalmers@durlings.co.uk  
www.durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED



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