



chartered surveyors
and property consultants



The Regent • The Broadway • Crowborough • East Sussex TN6 1DA

Residential Development Opportunity

Planning consent for conversion of office/ leisure space into 10 apartments - with parking

COMMERCIAL

Location

Located in the centre of Crowborough close to the junction of the High Street with Croft Road. The ground floor is occupied by Lloyds Bank. There are a wide range of retail facilities on hand, and the property is a short walk to Waitrose Supermarket. The closest main line train station is located at Jarvis Brook being 1.5 miles distant via Crowborough Hill.

Description

There are 3 floors of self-contained office space totaling a gross internal area of approximately 966 sq m (10,398 sq ft).

To the rear of the property, close by, is a separate car park available separately, or as a whole. There is an allocated car parking close by, although not adjoining the building, where there is space to park at least 20 cars.

The property has planning consent to convert the space into 10 apartments under planning reference WD/2017/0323/MAJ.

Proposed Accommodation

Floor	Unit no.	Accommodation	sq m	sq ft
1 st	1	Studio	49.3	531
1 st	2	1 bedroom	72.8	784
1 st	3	1 bedroom	90.6	975
1 st	4	2 bedroom	87.7	944
2 nd	5	Studio	49.3	531
2 nd	6	1 bedroom	72.8	784
2 nd	7	1 bedroom	90.6	975
2 nd	8	2 bedroom	87.7	944
3 rd	9	2 bedroom	76.2	820 (above 1.5m height)
3 rd	10	3 bedroom	113.0	1216 (above 1.5m height)
			790	8504 (GIA)

Full plans available on request.

Planning Contributions

There is a Community Infrastructure Levy (CIL) obligation and a SANGS and/or SAMMS payment, in relation to the protection of the Ashdown Forest, attached to this consent, which requires a combined payment of £152,861.54 as a condition of the planning consent. Further details available on request.

Tenure

A new 999 year leasehold interest, with vacant possession.

Price

Offers being sought in excess of **£975,000**. The purchase price **will not** attract VAT.

Further Details

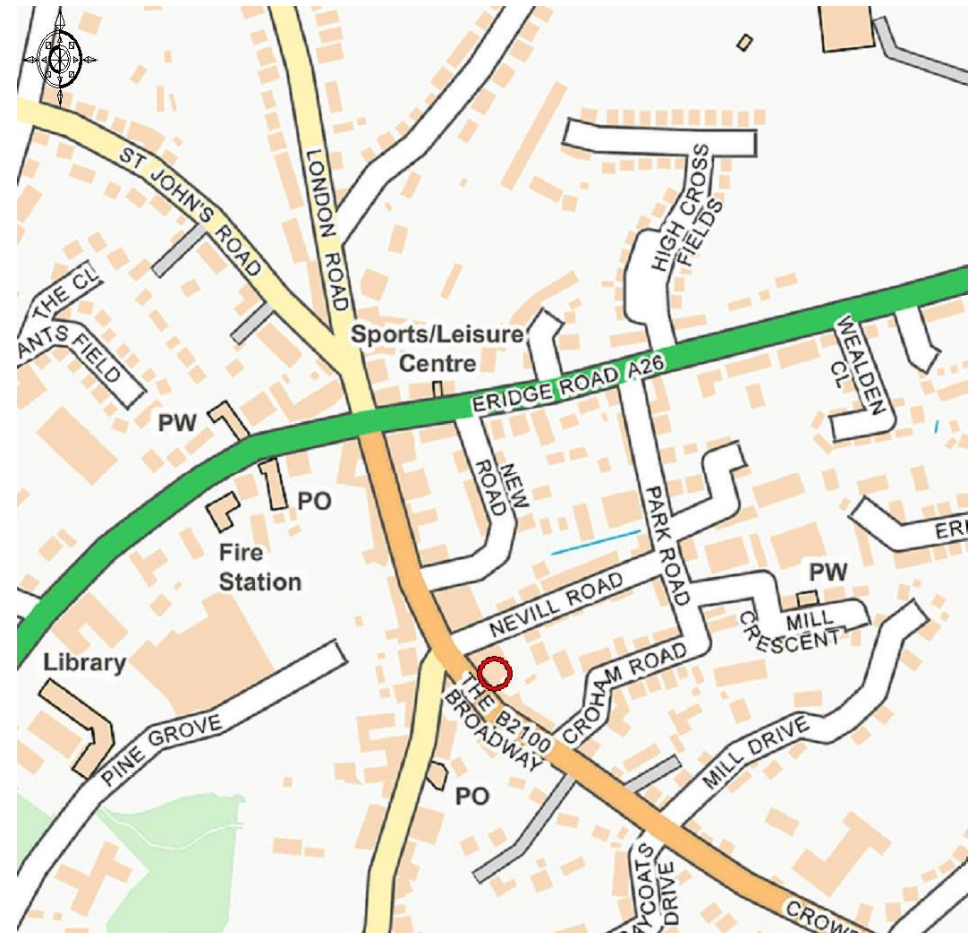
Contact Rupert Cochrane - **01892 552500** / rupert.cochrane@durlings.co.uk

22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED www.durlings.co.uk

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Viewing Details
Description

