



chartered surveyors
and property consultants



Land to the rear of 35 & 37 Cromwell Road • Tunbridge Wells • Kent TN2 4UE

Building Plot For Sale – Planning consent for a contemporary detached single storey 3-bedroom house



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Location

Tunbridge Wells is an affluent town situated in north west Kent and approximately 40 miles from central London. Cromwell Road is a one-way road in the St Peters` area, on the southeast edge of the town centre, and adjoining Camden Park, an upmarket residential location. This is a sought-after residential area made up of largely private Victorian housing stock.

Dunorlan Park is virtually opposite the southern end of Cromwell Road which comprises 78 acres of park and grounds and includes a 6 acre lake as its focal point.

The town`s main train station is approximately ¾ miles away, just beyond the western side of Calverley Grounds, which provides a frequent service direct to London Bridge, Waterloo East, Cannon Street, and Charing Cross stations, with a typical journey time of around 50 minutes.

Beyond the station is the historic High Street and The Pantiles, now boasting some of the best-known fashion boutiques, along with jewellers, coffee shops and restaurants.

Description

A rare and unique building plot of 3465 sq ft (322 sq m) with planning consent to build a single storey house of contemporary design providing 3 bedrooms with a gross internal area of 1420 sq ft.

Planning Permission

Consent was granted on appeal. Planning reference: - TW/20/01998 & Planning Appeal reference – TW/21/00015.

Full plans are available via the website listing, or on request.

Tenure

Freehold with vacant possession.

Price

Offers invited in excess of **£325,000** – there is **no** VAT applicable to the purchase price.

Viewing Arrangements

Strictly by appointment and accompanied.

T – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk



22 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1ED

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Subject to contract, availability & proof of funding.

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



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