



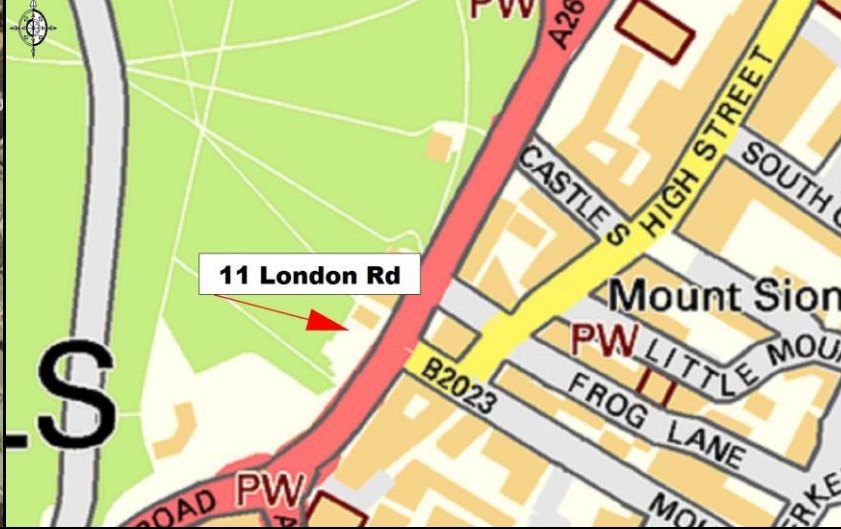
chartered surveyors
and property consultants



Proposed Front Elevation 1:100

11 London Road • Royal Tunbridge Wells • Kent TN1 1DE

For Sale – Residential Development Site – Planning consent for 9 luxury apartments



chartered surveyors
and property consultants

Land and Development

Contact Rupert Farrant
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22 Mount Ephraim Road,
Tunbridge Wells,
Kent TN1 1ED



Location

Royal Tunbridge Wells is an affluent spa town situated in North West Kent, approximately 40 miles south east of central London. This site is prominently situated at the end of the original High Street, now boasting some of the best known fashion boutiques, along with jewelers, coffee shops and restaurants. Tunbridge Wells Common directly adjoins the site on two sides. The town's main line train station is within 300 metres, 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.

Planning Information

Planning consent was granted by Tunbridge Wells Borough Council on 28th October 2014 – planning reference: 143/500254/FULL.

The planning allows for the demolition of the existing building and the erection of 9 apartments with underground parking. The consent is subject to a Section 106 agreement with contributions totaling £26,355.90.

The planning consent provides for the following scheme:

Ground Floor

Unit 1 – 2 bed – 70 sq m
Unit 2 – 1 bed – 50 sq m
Unit 3 – 1 bed – 50 sq m
Unit 4 – 1 bed – 50 sq m
Unit 5 – 2 bed – 50 sq m

First Floor

Unit 6 – 3 bed duplex (+2nd) – 138 sq m
Unit 7 – 2 bed – 69 sq m
Unit 8 – 2 bed – 69 sq m
Unit 9 – 2 bed – 70 sq m

The scheme also provides for 9 underground spaces and 2 visitors.

Tenure

Freehold, with vacant possession.

Price

Guide Price - £1,000,000.

Further Information

Plans and supporting information are available on request. Please contact Julie Chalmers or Rupert Farrant – 01892 552500 / office@durlings.co.uk

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SUBJECT TO CONTRACT
Details prepared – 30.10.14