

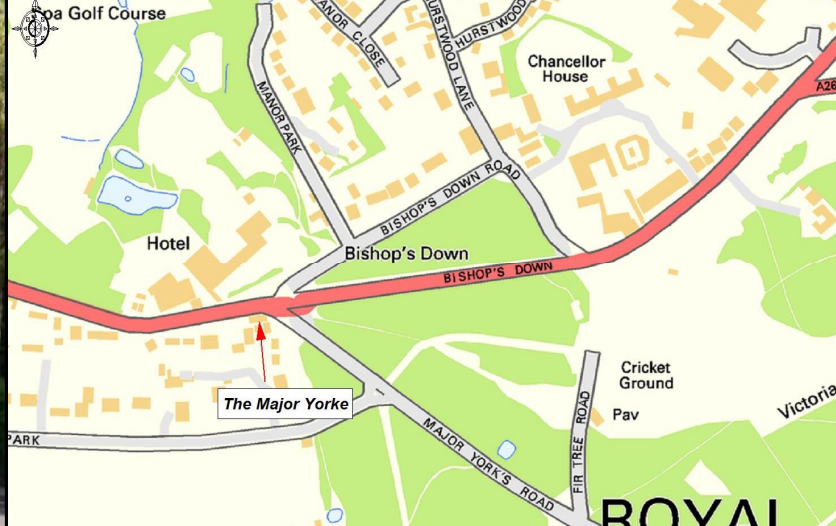


chartered surveyors
and property consultants



The Major Yorke • 5-11 Langton Road • Tunbridge Wells • Kent TN4 8XJ

Residential Development Opportunity – planning consent to convert into 3 houses



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Location

Royal Tunbridge Wells is an affluent spa town, situated in North West Kent, and some 35 miles south east of central London, 19 miles east of Crawley, and 16 miles west of Maidstone. There are good road links, with the A21 (T) linking through to the M25 at junction 5, around 15 miles to the north. There is a fast and frequent train service to London stations with a typical journey time of 50 minutes to Charing Cross. London Gatwick is approximately 25 miles to the west.

Description

A Grade II listed building, which was a public house for many years, and more recently ancillary to the Spa Hotel for staff accommodation. The building is now vacant. The building is arranged over lower ground / basement, ground, first and second (roof) floors. Planning consent has recently been granted for conversion to provide 3 houses.

Existing Accommodation / Floor Areas

The main accommodation which comprises 9 studio / bed sit rooms, ancillary WC's, a vacant bar and cellar area, totals 4191 sq ft, and together with the self-contained 1 bedroom flat, of 710 sq ft, there is a total gross internal area of **4901 sq ft** (455.4 sq m)

Proposed Accommodation

Unit 1 – 4/5 Bed (with basement), 212 sq m / 2181 sq ft
Unit 2 – 2 Bed (with basement), 110 sq m / 1184 sq ft
Unit 3 – 2 Bed (with basement) 109 sq m / 1173 sq ft

Planning

Planning and listed building consent has been granted to convert the building to form 3 no. houses, under references: 14/504419 & 14/504421 respectively.

Plans, decision notices, design & access statement, and other supporting documentation is available on request.

Tenure

Freehold with vacant possession

Guide Price

£500,000 – subject to contract

Viewings

Strictly by appointment and accompanied.

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20.05.15

Land and Development

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