



chartered surveyors  
and property consultants



94b Mount Pleasant Road • Tunbridge Wells • Kent TN1 1RT

Residential Development Opportunity - For Sale – Planning Permission for 2 no. 2/3 bedroom apartments



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### Location

Town centre position within the landmark Opera House building. Close to The Royal Victoria Place Shopping Mall, and the town's main line train station, being located to the south at the end of Mount Pleasant Road.

### Description

The 1<sup>st</sup> & 2<sup>nd</sup> floors within a Grade II listed building, with self-contained principle access, to both floors, directly from Mount Pleasant Road. These floors were previously occupied as a tuition centre and currently has D1 use (Education). There is a total of 2012 sq ft (187 sq m) of gross internal floor space. There is planning consent to convert each floor to a self-contained 2 or 3 bedroom apartment. Significant conversion works have already been carried out.

### Planning

The planning references are as follows:  
TW/15/507011/FULL  
TW/15/507014/LBC

### Tenure

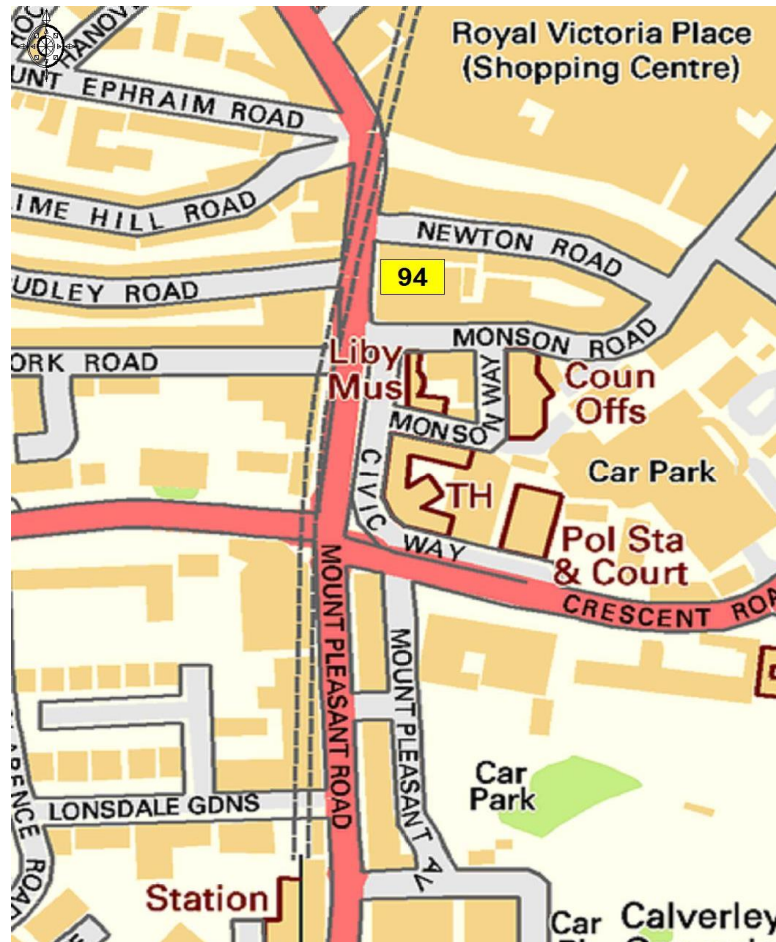
Long leasehold – 123 years unexpired.

### Guide Price

£350,000

### Viewings

By arrangement through the sole agent's office.



## Land and Development

Contact Rupert Farrant  
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