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chartered surveyors  
and property consultants

Former St Johns Primary School • Newcomen Road • Tunbridge Wells • Kent TN4 9PA

**Residential Development Site - For Sale - 8 apartments** – subject to planning consent





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## Location

Tunbridge Wells is an affluent and historic spa town located approximately 35 miles south east of central London with a resident population of around 110,000 people.

This property is situated just off St Johns Road (A26) which links via the A21 (T) dual carriageway with junction 5 of the M25 motorway. There is also access off Shaftesbury Road to the site.

There is a frequent direct train service to London stations with a typical journey time of approx. 50 minutes. The town's train station is approximately 1 ½ miles to the south.

Gatwick Airport is approximately 20 miles to the west, via East Grinstead.

## Description

The property comprise a former primary school, now in a dilapidated condition.

Consent was granted for the demolition and construction of a block of 8 apartments. This consent has now lapsed. Planning reference: TW/11/01660.

This approval provided for the following accommodation mix:

### Ground

- 1- 2 bed. 63 sq m
- 2- 2 bed. 67 sq m
- 3- 2 bed. 64 sq m
- 4- 2 bed. 54 sq m

### First

- 1. 2 bed. 57.5 sq m
- 2. 2 bed. 66 sq m
- 3. 1 bed. 42 sq m
- 4. 1 bed. 46 sq m

Full details available via the following link:

<http://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LMH9GBBW0HB00>

## Tenure

Freehold

## Guide Price

**£700,000**

## Terms

Conditional and unconditional offers are invited.  
Proof of finance will need to be accompanied with any offer.

## Viewings

Roadside inspection are possible.  
Due to the condition of the building's interior internal inspections are not recommended. Under no circumstances are unaccompanied inspections to be allowed.

## Important Note

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## Land & Development

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