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PROPOSED LANGTON ROAD STREETSCENE



PROPOSED STONEWALL PARK ROAD STREETSCENE



LAND & DEVELOPMENT CONSULTANTS

Holly Villa • Langton Road • Langton Green • Tunbridge Wells • Kent TN3 0HP
Residential Conversion Opportunity to create 4 houses



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Land and Development

Location

This property is situated in the heart of Langton Green, and close by to a wide range of local amenities, and prominently situated on the corner of Langton Road and Stonewall Park Road.

Description

The property comprises of a large late Victorian villa incorporating a large showroom / retail premises, on part of the ground floor, which extends out to single storey front extension.

To the rear there is a well maintained walled garden, with a self-contained detached coach house and attached single storey workshop, with access directly from Stonewall Park Road.

Planning

The property has the benefit of two alternative consents, as follows:-

1. Reference – **APP/M2270/W/16/3151762**

“Demolition of single storey front extension and outside WC. Extension and conversion of existing buildings to provide 4 residential dwellings. Provision of associated parking”.

This consent provides for the following accommodation:

Plot	Accommodation	sq m
1.	2 bedroom end of terrace	75.9
2.	2 bedroom mid terrace	66.8
3.	2 bedroom end of terrace	82.4
Coach House	3 bedroom detached, garage & parking	98.9

2. Reference – **TW/16/06667/OUT**

“Extension and conversion of existing building to provide 2 terraced houses, 1 apartment and retention of commercial premises; Erection of detached bungalow at rear; Provision of associated parking; Demolition and replacement of single storey front extension; Demolition of outbuildings and rear coach house”.

This consent provides for the following accommodation:

Plot	Accommodation	sq m
1.	2 bedroom end of terrace	75.9
2.	2 bedroom mid terrace	66.8
3.	2 bedroom maisonette with garden	74.0
4.	Shop	39.0
Coach House	2/3 bedroom chalet bungalow & parking	97.0

Tenure

Freehold, with vacant possession.

Guide Price

£795,000

Viewing

Strictly by appointment through the joint - sole agent's offices.
Plans and associated documents are available on request.

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavour to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

- **Subject to contract.**
- **Subject to availability.**
- **Proof of funding shall be required to accompany any offer.**
- **Our client is not obliged to accept the highest or indeed any offer.**

Details prepared . 16.01.17

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