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**2 High Woods Lane • Tunbridge Wells • Kent TN2 4TU**

**For Sale**

**Detached chalet style bungalow on good sized plot with redevelopment potential**



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### Location

High Woods Lane is situated off Hall's Hole Road, close to its junction with Bayhall Road and Forest Road.

This property is directly opposite Dunorlan Park.

High Woods Lane is a quiet no-through road. The road and the surrounding streets are made up of predominately detached private housing.

The town centre is within one mile.

### Description

The property comprises a detached chalet bungalow in need of refurbishment, extension, or comprehensive redevelopment – subject to all the necessary local authority consents.

Broadly the existing property comprises 2 bedrooms; living room; kitchen; wc; and a bathroom. The roof space has been converted into an open workshop area.

The gross internal area of the ground floor is 87.34 sq m (940 sq ft).

Outside there is a separate garage / workshop (not measured).

The plot has an area of 0.185 acres – source: Promap.

### Planning

The property is within The Limits to Built Development.

Immediately to the south of the house is a Corsican Pine, which is subject to a Tree Preservation Order (T1) (2004), although our client has recently received consent for its removal and replacement – see planning ref: TW/17/01497/TPO.

Immediately to the north of the house there is a Scots Pine which is subject to a Tree Preservation Order (T2) (2008). On the north – west boundary of the property there is a group of 7 no. Scots Pines which are subject to a blanket Tree Preservation Order (G1) (2008).

The removal of T1 is considered vital to the prospects for redevelopment, whereas T2 and G2 are close to the boundary and considered to have less impact, if any.

### Tenure

Freehold with vacant possession.

### Guide Price

**£450,000 to £475,000**

### Viewings

Strictly by appointment through the sole agent's offices – Durlings – **01892 552500**

### Important Note

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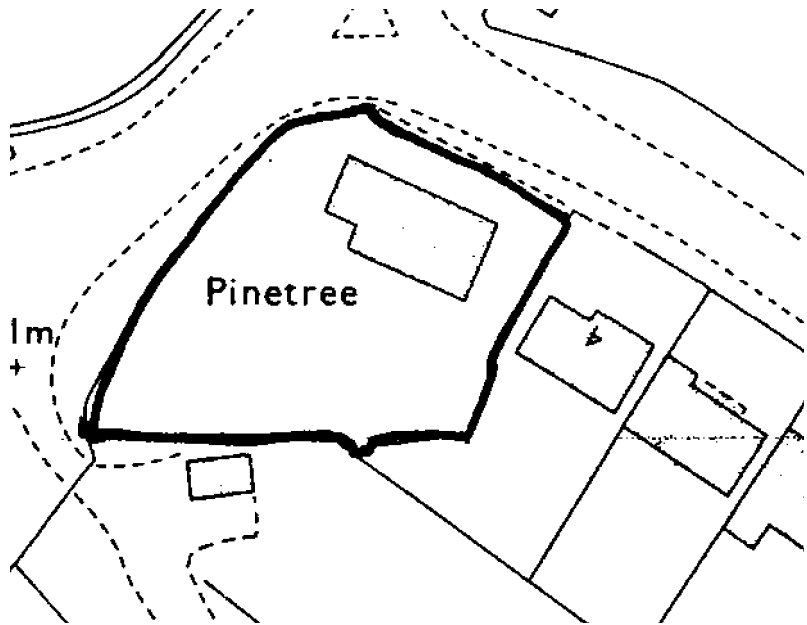
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### Subject to Contract.

### Subject to Proof of Finance

Details revised: 5/07/17



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