



durlings

chartered surveyors
and property consultants



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

For Sale

Detached chalet style bungalow on good sized plot with redevelopment potential



**chartered surveyors
and property consultants**

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 north of the house there is a Scots Pine which is subject to a Tree Preservation Order (T2) (2008). Immediately to the south of the house is a Corsican Pine, which is subject to a Tree Preservation Order (T1) (2004). 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).

Tenure

Freehold with vacant possession.

Guide Price

£500,000

Viewings

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

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.

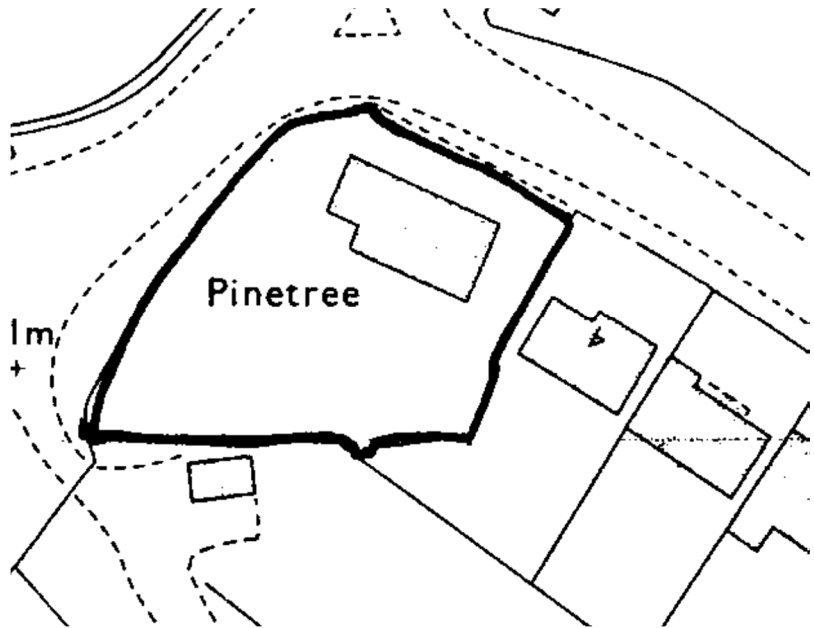
(iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.

(v) Whilst we endeavor 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 Proof of Finance

Details prepared: 20/03/17



durlings

chartered surveyors
and property consultants

Land & Development

Contact Rupert Farrant
or Josh Olney on
01892 552 500

rupert@durlings.co.uk
joshua.olney@durlings.co.uk
www.durlings.co.uk

22 Mount Ephraim Road,
Tunbridge Wells, Kent TN1 1ED



RICS

The mark of
property professionalism worldwide

