



durlings

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**The Former Clarence Public House • 24 Church Road • Tunbridge Wells • Kent TN1 1JP**  
**Development Opportunity - conversion to a 6 bedroom house & new 3 bedroom detached house to the rear**



# COMMERCIAL

## Location

Royal Tunbridge Wells is an affluent spa town situated in North West Kent, approximately 35 miles south east of central London.

This property is situated in a town centre position, and also within moments' walk to the town's common.

The property is close to The Skinners' School and Tunbridge Wells Girls' Grammar with Bennett Memorial Diocesan School and Rose Hill Preparatory School, also close by being beyond the North West side of the common.

The town's main line train station is within 300 metres of the property, which provides a frequent service direct to London Bridge, Waterloo East, Cannon Street and Charing Cross stations, with a typical journey time of around 50 minutes. Beyond the station is the historic High Street and The Panfiles, now boasting some of the best known fashion boutiques, along with jewelers, coffee shops and restaurants. In closer proximity, and certainly walking distance is Westfield's Royal Victoria Place Shopping Mall with many of the multiple retailers in occupation, including Marks & Spencer, Fenwicks, Boots, Next and Gap.

## Description

This opportunity comprises an existing Grade II Listed building, arranged over ground, basement and two upper floors, formerly a pub with residential accommodation over the upper floors. There is a beer garden immediately to the rear, with outbuildings, and a large car park beyond. The existing property provides over 4000 sq ft of gross internal accommodation.

## Planning Consents

There are planning and listed building consents to convert the existing property into a single 6 bedroom house. In addition there is consent to build a new 3 bedroom detached house, with double integral parking, to the rear.

Planning references: - The Clarence – TW/16/05883/FULL & TW/16/05884/LBC & New House – TW/16/07267/FULL.

There has also been positive pre-application advice provided from the planning department for an alternative proposal for the conversion of the existing property in to 4 no. 2 bedroom apartments. Full plans, decision notices and correspondence are available on our website, or on request.

## Tenure

Freehold with vacant possession.

## Price

Offers are sought in excess of **£1,000,000**.

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

## Viewings

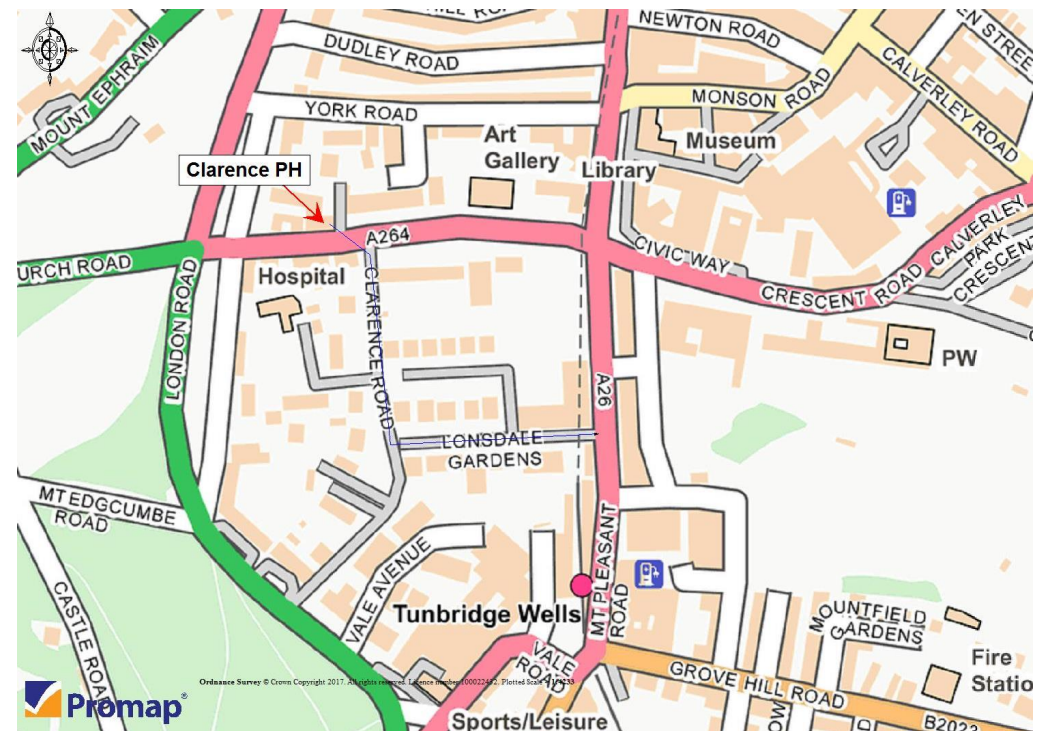
As the building is currently occupied all viewings are to be **strictly by appointment**, and accompanied through the sole agent's offices – Durlings – 01892 552500 / [office@durlings.co.uk](mailto:office@durlings.co.uk)

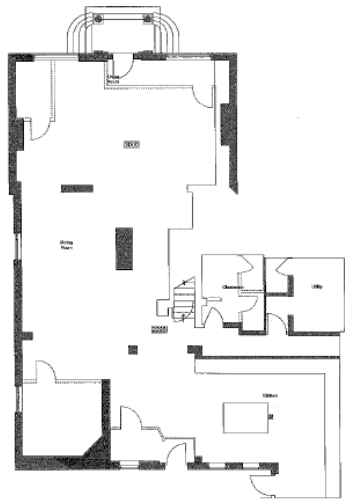
## Important Note

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

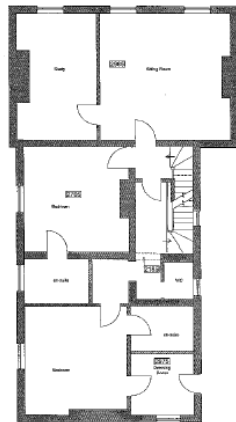
- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for 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.

Details prepared – 22.09.17

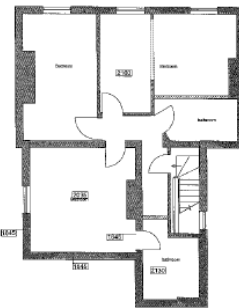




GROUND FLOOR PLAN



FIRST FLOOR PLAN



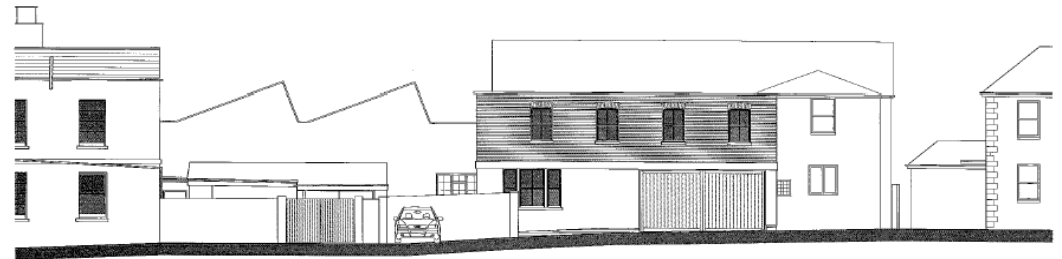
SECOND FLOOR PLAN

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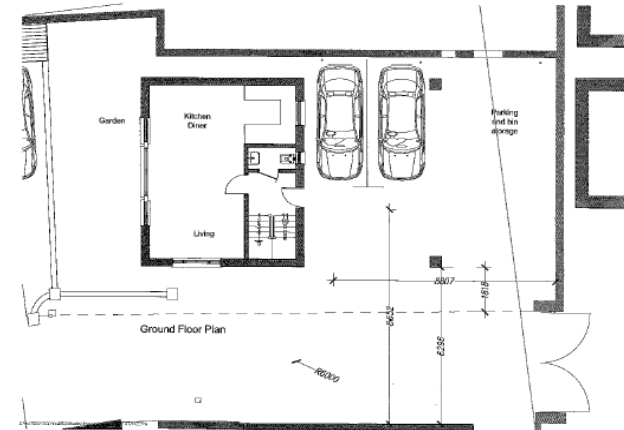
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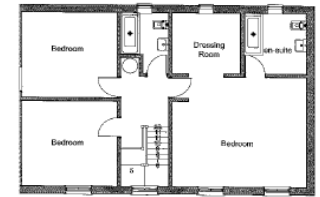
Project: 180722016 Site: 24 Church Road, Tunbridge Wells, TN1 1LP Dwg No: 3795-0462  
 Status: PLANNING Date: Mr J. Murphy Scale: 1:50 @ A1  
 Drawn: JM Client: Dwg Title: Proposed Plans Date: 20/10/17



East Elevation



Ground Floor Plan



First Floor Plan

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Project: 07/15026 Site: 24 Church Road, Tunbridge Wells TN1 1LP Dwg No: 3795-0462  
 Status: PLANNING Date: Mr J. Murphy Scale: 1:50 @ A1  
 Drawn: JM Client: Dwg Title: Proposed House 2 Plan & Elevations Date: 20/10/17

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

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