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Residential Development Opportunity – site with planning consent for 9 dwellings
Bishops Down Road, Royal Tunbridge Wells, Kent TN4 8XJ





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Location

This development opportunity is situated on the North West edge of Royal Tunbridge Wells, virtually opposite the town's Common, adjacent to the Spa Hotel with the Spa Golf Course beyond. The site is accessed from Bishops Down Road, a no-through road, which in turn leads off Bishops Down (A264). This is a highly regarded residential location predominately made up of large private houses, and close to the prestigious address of Nevill Park. The historic Pantiles, old High Street and the town's mainline train station are all a little over 1 km distant.

Description

This site is a former car park in a secluded and wooded setting. There is a private, no through road, leading from the western end of Bishops Down Road. The site area, subject to the planning application, extends to approximately 0.7 acres (0.28 ha)

Planning Permission

Planning permission has been granted, under reference **18/02324/FULL**, for the development of 9 new dwellings. This consent is subject to several conditions, with the principal one being for the vendor to first complete works under a separate planning consent, which are currently in hand. Full details available on request.

Proposed Accommodation

The planning consent referred to above provides for the following schedule of accommodation:

Plot	Description	Bedrooms	sq ft
1	House - integral garage	3	1615 sq ft
2	House - integral garage	3	1615 sq ft
3	House - integral garage	4	1927 sq ft
4	House - integral garage	4	1927 sq ft
5	House - integral garage	3	1615 sq ft
6	Apartment	2	872 sq ft
7	Apartment	2 + study	1001 sq ft
8	Apartment – maisonette with balcony	2	1012 sq ft
9	Apartment – maisonette with balcony	2 + study	1291 sq ft

There are 10 car spaces, with each of the houses also having an additional space immediately in front of their integral garages.

Tenure

The site is to be sold freehold.

Terms

Unconditional offers are invited. We anticipate inviting best offers by a pre-determined timescale – further details available on request. Detailed proof of funding will be required.

Guide Price

Offers are being sought in excess of **£2,000,000**

Viewing Arrangements

Interested parties to arrange accompanied viewings through the selling agent's office.



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Land & Development

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- The above planning drawing provides an indicative site boundary – full site boundary details provided in data room to the nominated purchaser.
- The site will be sold subject to several covenants – further details on request.
- Those viewing the site do so at their own risk. All inspections to be arranged in advance through the selling agent's office.
- Disclaimer – Full details available via agent's website – www.durlings.co.uk