

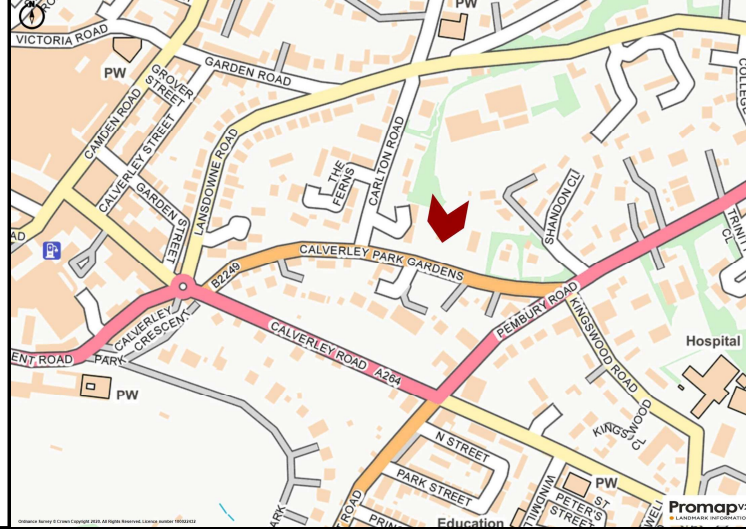


chartered surveyors
and property consultants



5 Calverley Park Gardens • Royal Tunbridge Wells • Kent TN1 2JP

Residential development opportunity for 18 apartments



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and property consultants

Land and Development

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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Location

The North West Kent town of Royal Tunbridge Wells is located approximately 40 miles to the south east of central London and approximately 16 miles to the south of the M25 (Junction 5), via the A21 (T).

Neighbouring towns include Sevenoaks approximately 12 miles to the north and East Grinstead, approximately 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells to London's Charing Cross in approximately 50 minutes. The station is less than ½ miles distant.

There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the south east. Calverley Park Gardens is situated just outside the town centre, a short walk from the roundabout intersection of Calverley Road and Crescent Road. This road is a relatively low-density residential area, made up predominately of large private detached houses and villas.

Description

The property currently comprises of a substantial period detached house that is set within a substantial plot. The house and gardens are typical to those found on Calverley Park Gardens, which comprises similar house styles, many of which have now been converted into apartments and been extended.

This house was built in the late Victorian period and is arranged over the lower ground, ground, first and second floors. Internally the existing property formerly comprised 1 no. studio; 8 no. 1 bedroom; & 1 no. 2 bedroom flats, and since has been stripped out and ready for refurbishment.

The current planning consent provides for the conversion of the existing building to form 9 apartments together with a new entrance hall and stair / lift block, along with a new rear extension providing a further 9 apartments - so in total:

10 no. 1 bedroom apartments & 8 no. 2 bedroom apartments.

The lower ground floor apartments will enjoy private outdoor space, with all occupiers benefiting from communal landscaped grounds. .

In addition, there are 18 allocated car spaces and bicycle storage.

The site area extends to approx. 0.965 acres (source: Promap).

Tenure

Freehold with vacant possession

Price

Guide Price - **£2.75 million**

Proposed Accommodation

Unit	Floor	Description	sq.m
Unit 1	L/G	2 bed - ensuite	77
Unit 2	L/G	1 bed - shower room	41
Unit 3	L/G	2 bed - ensuite	63
Unit 4	L/G	1 bed - shower room	41
Unit 5	G	2 bed- ensuite	77
Unit 6	G	1 bed - shower room	35
Unit 7	G	2 bed - ensuite	63
Unit 8	G	1 bed - shower room	41
Unit 9	1	2 bed - ensuite	72
Unit 10	1	1 bed - shower room	35
Unit 11	1	2 bed - ensuite	63
Unit 12	1	1 bed - shower room	41
Unit 13	2	1 bed - shower room	31
Unit 14	2	1 bed - shower room	35
Unit 15	2	1 bed - shower room	36
Unit 16	2	2 bed - ensuite	63
Unit 17	2	1 bed - shower room	41
Unit 18	3	2 bed - ensuite	76
Total		18 apartments	1067 (418 conversion / 649 new build)

Planning reference: - 19/03292/FUL – variation of condition 1 of approved plans, ref: - 19/01059/NMAMD

The consent was subject to a section 106 agreement which we understand has been settled by the vendor.

Viewing Arrangements

Strictly by appointment and accompanied.

FULL PLANS AND DECISION NOTICE AVAILABLE ON REQUEST.