



chartered surveyors
and property consultants



22 Windmill Street • Tunbridge Wells • Kent TN2 4UU

Residential Development Opportunity – Planning Consent for 3 or 4 houses



Indicative site area



**chartered surveyors
and property consultants**

Location

Royal Tunbridge Wells is an affluent town situated in Northwest Kent, approximately 40 miles from central London. Windmill Street is a no through road in the St Peters area, on the southeast edge of the town centre. This is a sought-after residential area made up of largely private Victorian housing stock. The town's main train station is approximately ¾ miles away, just beyond the western side of Calverley Grounds, 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 Pantiles, now boasting some of the best-known fashion boutiques, along with jewelers, coffee shops and restaurants.

Description & Planning References

A broadly rectangular plot of approximately 316 sq m, with an existing detached Victorian villa, with the benefit of two planning consents.

Planning consent A:

Demolition of the existing dwelling and the construction of 4 no. 3 bedroom houses in a terrace. The houses are to be arranged over lower ground, upper ground / garden level, and first floor. We have estimated that each house will provide a gross internal area of 102 sq m.

Planning reference – TW/20/01287/FULL – refused but allowed on appeal – ref: APP/M2270/W/21/3266377.

Planning consent B:

Demolition of the existing dwelling and the construction of 3 no. 4 bedroom houses in a terrace. The houses are to be arranged over lower ground, upper ground / garden level, and first floor. We have estimated that each house will provide a gross internal area of 141 sq m.

Planning reference – TW/20/01288/FULL – refused but allowed on appeal – ref: APP/M2270/W/21/3266379.

Tenure

Freehold with vacant possession.

Guide Price

£950,000

Viewings

Strictly by appointment.

IMPORTANT NOTE:

Property Misdescriptions Act:

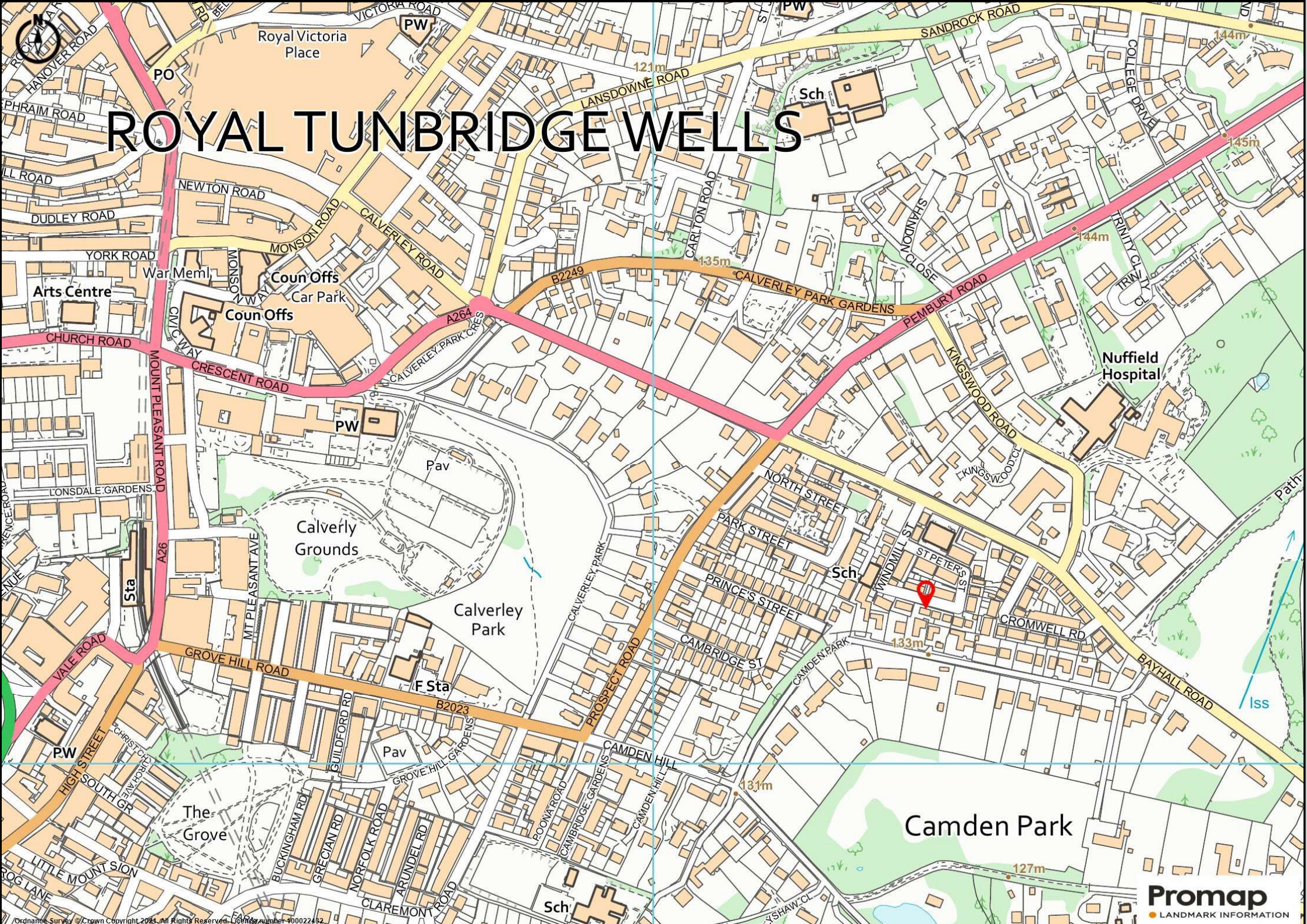
DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (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.

Proof of funds will be required.

ROYAL TUNBRIDGE WELLS





chartered surveyors
and property consultants

Land & 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



RICS

The mark of
property professionalism worldwide

