



chartered surveyors
and property consultants



Colebrooke Park • Tunbridge Wells • Kent TN11 0QD

Fine country house set in approx. 20 acres - For Sale or To Let

Potential conversion / development opportunity and suitable for a wide range of alternative uses

COMMERCIAL

Location

Colebrooke Park is situated on the north-east side of Tunbridge Wells, approximately 3 miles from the town centre. The property is strategically positioned with direct access to the recently dualled A21, 1/3rd of a mile north of the North Farm Industrial Estate junction (Longfield Road).

Tonbridge and Sevenoaks are 4 and 11 miles to the north, respectively and Junction 5 of the M25 is approximately 13 miles away. Colebrooke Park is well connected to the existing footpath and off-carriageway cycle route, connecting Pembury, Tonbridge and Tunbridge Wells. High Brooms train station is 1.8 miles to the south east providing a regular direct service to London, with a typical journey time of around 50 minutes.

The western boundary of Colebrooke Park adjoins the allocated Kingstanding employment site which has planning consent for approximately 800,000 sq ft of employment space, including offices, industrial, warehousing and complimentary food & beverage uses.

Description

Colebrooke House is an early 19th century mansion providing approximately 7360 sq ft of usable accommodation, and comprises:

- 4 Reception Rooms
- Kitchen / Breakfast Room & Scullery
- 4 Bedrooms (each ensuite)
- Annex Cottage 1 - 2 bedrooms; kitchen and reception
- Annex Flat 2 - 2 bedrooms; kitchen and reception

Outside there is an impressive tree lined private driveway, mature parkland and informal gardens; outdoor pool (requiring refurbishment); tennis court (requiring refurbishment); timber stables / kennels.

Floor plans- <https://www.durlings.co.uk/wp-content/uploads/2023/04/3.-Colebrooke-House-Conversion-Scheme-1.pdf>.

Development Potential

Colebrooke Park was previously allocated for 10,000sq m of B1 floorspace in the Reg18 Local Plan but has subsequently been withdrawn due to the adjacent employment scheme.

Colebrooke Park offers tremendous potential for commercial and / or residential development. We feel the main house could be converted to create apartments or offices. Also, it is considered that the property would make an ideal hotel & leisure facility as well as educational and non-residential institutional uses.

Terms

Our client is inviting both freehold and long lease proposals. Subject to planning offers may also be considered.

Price / Rent

On application.

Viewing Arrangements

Strictly by appointment and accompanied.

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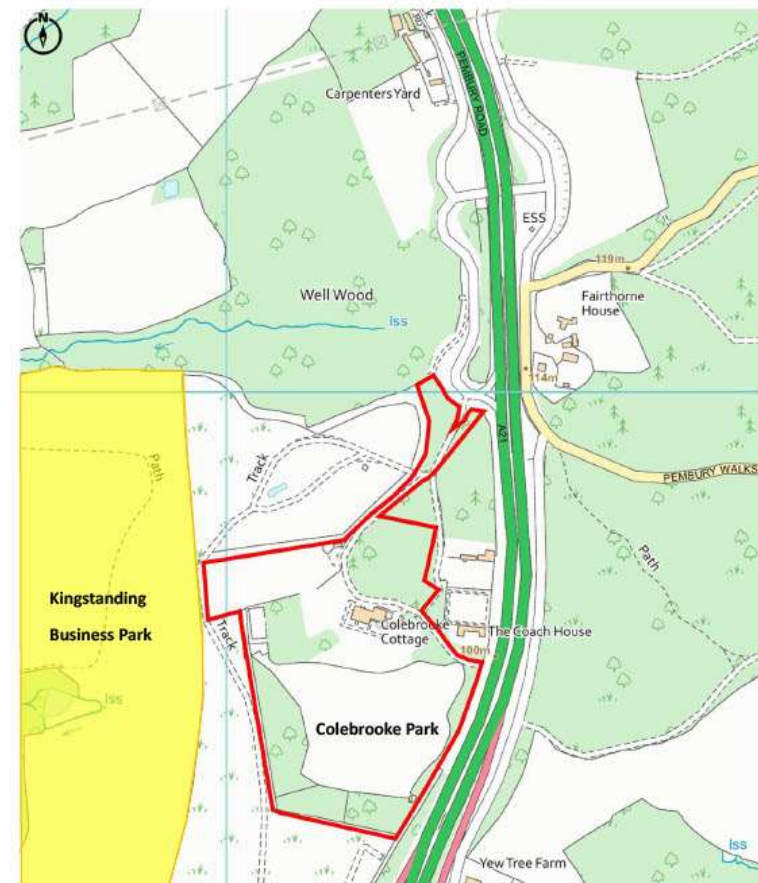
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