



On Instructions from West Kent and Ashford College

EST 1900

**Lambert
& Foster**

PART OF THE LOCAL LANDSCAPE



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Cartmapping plc 2017. Planned Scale - 1:12500



LAND AT BROOK STREET, TONBRIDGE, KENT TN9 2PW



www.lambertandfoster.co.uk

LAND AT BROOK STREET, TONBRIDGE, KENT TN9 2PW
Freehold Sale extending to .68 hectares (1.68 acres) and having potential for redevelopment
subject to obtaining the necessary planning consents



LOCATION: The site is situated at the southern end of Tonbridge adjacent to the West Kent College. Tonbridge town centre is a half a mile distant and the site immediately adjoins residential properties to the north, east and south. Tonbridge station is one-third of a mile distant.

DESCRIPTION: The site extends to a total of .68 hectares (1.68 acres) and is approached from a private roadway off Brook Street. As well as serving West Kent College this road also serves the recently constructed residential development by Bellway that lies immediately to the north east of the site.

There are two modular constructed educational buildings. The Oaks Building comprises a three storey building extending to approximately 736m² GEA and becoming surplus to the College's requirements.

The day nursery building is currently occupied, but will be vacant with cleared site by completion.

SERVICES: It is our understanding that mains water, electricity, gas and drainage are available. However, it is the responsibility of the purchaser to ensure that services are adequate for the property.

VIEWING: There will be set viewing times during November. Please contact our Paddock Wood office (01892) 832325 for details. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the Vendor or their Agents.

LOCAL AUTHORITY: Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent ME19 4LZ. Telephone (01732) 844522 www.tmbc.gov.uk.

PLANNING: The site is located within the built up confines of Tonbridge with the area surrounding the site being predominantly residential. Pre planning application advice has been obtained from the Council which confirms that the principle of residential development would be acceptable. A copy of the Council's letter and a planning report produced by DHA Planning is on our website together with other information. It should be noted that there is an extant planning permission for further educational development.

ACCESS: Access will be over the existing road that serves the College and Dame Kelly Homes Way.

TENURE AND POSSESSION: The property is freehold and vacant possession will be available on completion.

METHOD OF SALE: Best offers are invited for the freehold. All offers are to be submitted to Lambert & Foster in writing or by email to peter.hodges@lambertandfoster.co.uk by 12 noon on Wednesday 13th December 2017.

OVERAGE: As there is potential for residential development subject to obtaining the necessary planning consents, the Seller is prepared to consider offers with or without an overage clause. In making your offer you are asked to put forward your proposals as to what these might be, the level of overage and over what period of time. You are also asked to provide indicative plans of the proposed development.

VAT: VAT is payable on the purchase price.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

DATE OF INFORMATION: Particulars prepared October 2017.

Display Energy Certificate

How efficiently is this building being used?



OAK BLOCK
West Kent College
Tonbridge Campus
Brook Street
TONBRIDGE
TN9 2PW

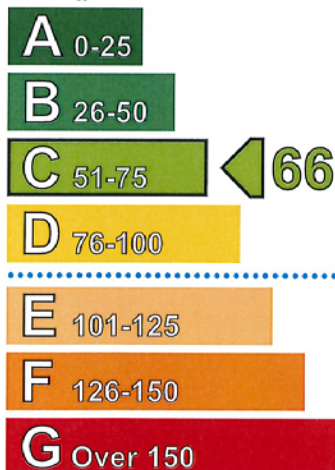
Certificate Reference Number:
9267-1014-0053-1104-6995

This certificate indicates how much energy is being used to operate this building. The operational rating is based on meter readings of all the energy actually used in the building including for lighting, heating, cooling, ventilation and hot water. It is compared to a benchmark that represents performance indicative of all buildings of this type. There is more advice on how to interpret this information in the guidance document *Display Energy Certificates and advisory reports for public buildings* available on the Government's website at: www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Operational Rating

This tells you how efficiently energy has been used in the building. The numbers do not represent actual units of energy consumed; they represent comparative energy efficiency. 100 would be typical for this kind of building.

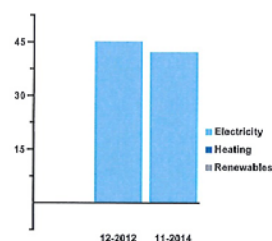
More energy efficient



Less energy efficient

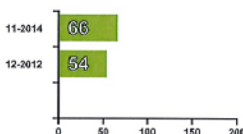
Total CO₂ Emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.



Previous Operational Ratings

This tells you how efficiently energy has been used in this building over the last three accounting periods.



Technical Information

This tells you technical information about how energy is used in this building. Consumption data based on actual meter readings.

Main heating fuel: Grid Supplied Electricity
Building environment: Natural Ventilation Only
Total useful floor area (m²): 711
Asset Rating: Not available

	Heating	Electricity
Annual Energy Use (kWh/m ² /year)	0	108
Typical Energy Use (kWh/m ² /year)	232	80
Energy from renewables	0%	0%

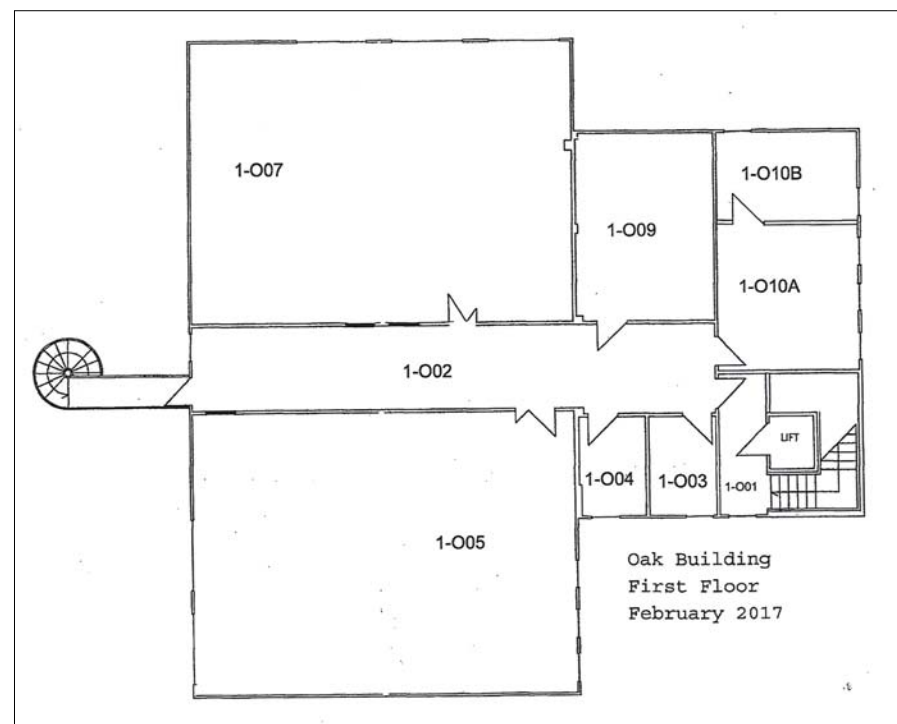
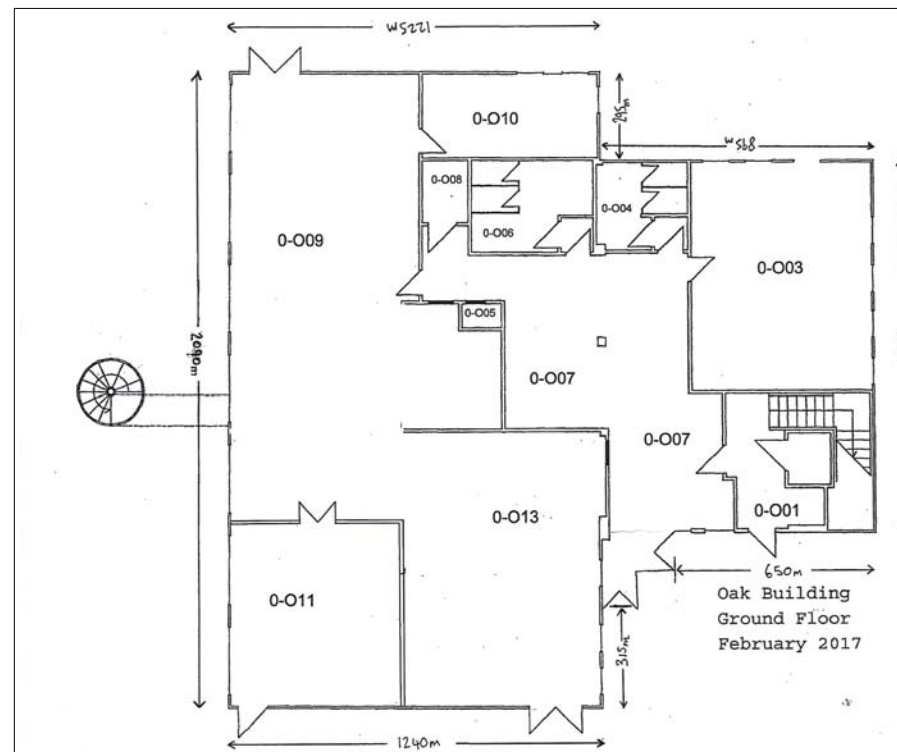
Administrative Information

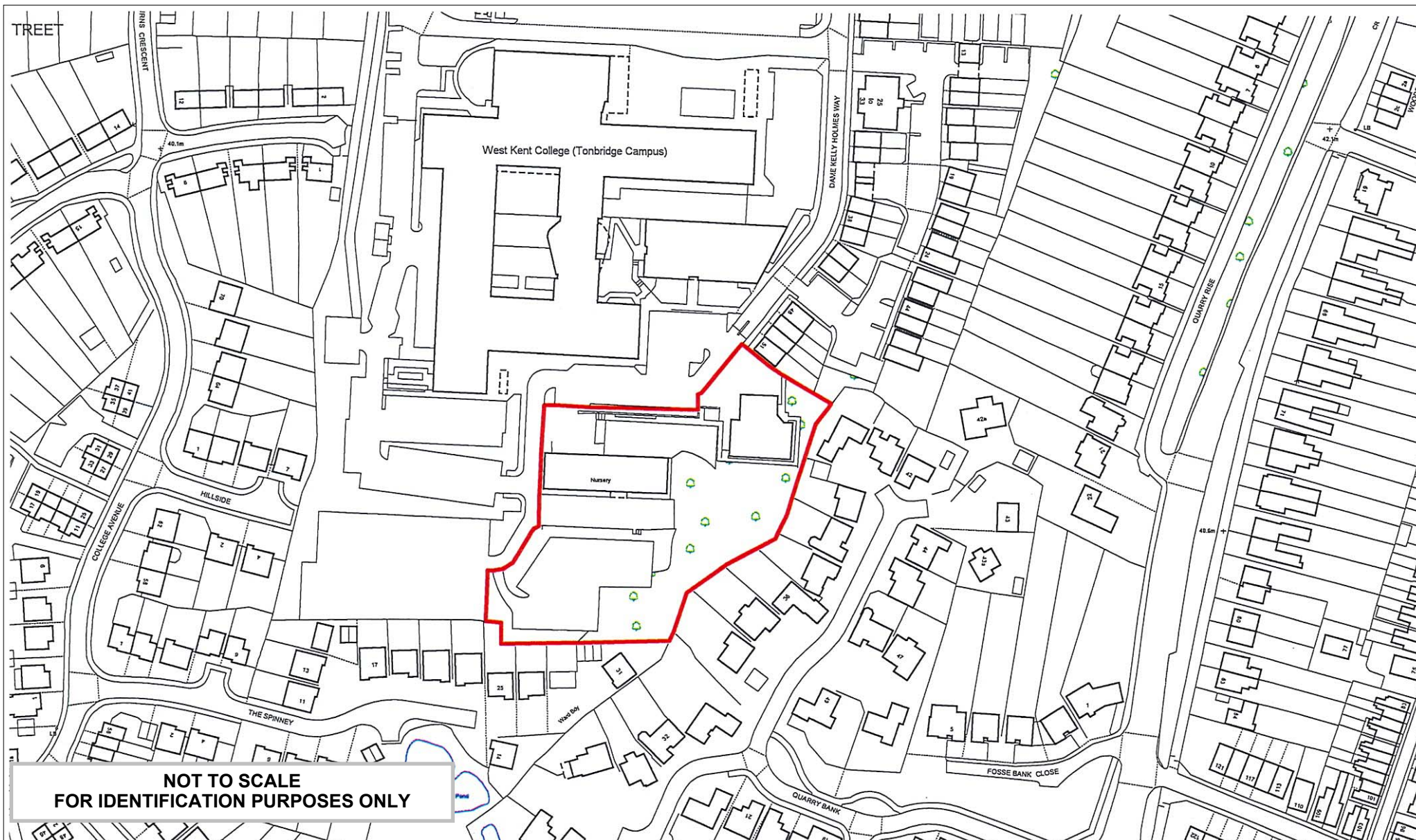
This is a Display Energy Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software: DCLG, ORCalc, v3.6.2
Property Reference: 273091160014
Assessor Name: Mr. Thomas Oakes
Assessor Number: EES/016166
Accreditation Scheme: Elmhurst Energy Systems
Employer/Trading Name: Briar Associates
Employer/Trading Address: York House, High Street, Amblecote, Stourbridge, DY8 4BT

Issue Date: 17-04-2015
Nominated Date: 29-11-2014
Valid Until: 28-11-2024
Related Party Disclosure: Not related to the occupier.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - .
You can obtain contact details of Elmhurst Energy Systems at www.elmhurstenergy.co.uk.





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OFFICES IN KENT, EAST SUSSEX AND CENTRAL LONDON:

Paddock Wood 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

Mayfield 01435 873 999
The Estate Office, High Street,
Mayfield, E. Sussex TN20 6AE

Cranbrook 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent TN17 3DN

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