

**POTENTIAL RESIDENTIAL
DEVELOPMENT OPPORTUNITY
0.64 ACRES (0.26 HECTARES)**



**FREEHOLD FOR SALE
WITH VACANT POSSESSION**

**Offers invited in excess of
£750,000**

**POTENTIAL RESIDENTIAL
DEVELOPMENT OPPORTUNITY
0.64 ACRES (0.26 HECTARES)**

**The Springs
18 Tonbridge Road
Pembury
Tunbridge Wells
Kent, TN2 4QL**



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www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge Wells, Kent

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LOCATION

The property is situated on the eastern side of the Tonbridge Road in Pembury just north of the Ramada Jarvis Hotel, directly opposite Notcutts Garden Centre and within a few hundred yards of Pembury Hospital.

The A21 is within one fifth of a mile providing a soon to be opened dual carriageway link to Junction 5 M25 at Sevenoaks. Tunbridge Wells town centre is around 2 miles to the west.

DESCRIPTION

Comprises a two storey detached Victorian house last used by the NHS for respite care. The building has been unused for several years and is of brick and part rendered construction below pitched tiled roofs.

The building stands on a large plot which slopes up from the front to the rear with the building situated close to the rear boundary. Access is via a driveway from Tonbridge Road serving a marked out car park at lower level for 16 cars.

FLOOR AREAS

The total gross internal floor area of the building is understood to be approximately **5,080 sqft (472 sqm)**.

SITE AREA

The site area is approx. **0.64 acres (0.26 hectares)**.

PLANNING

The site is outside of the Limits of Built Development of Pembury and in the Metropolitan Green Belt, but outside of the AONB.

Planning consent was granted reference TW/12/00916 dated 24th May 2012 for change of use from respite care home (C2) to nurses hostel (Sui Generis) for the conversion of the building to 12 bedsits for nurse's accommodation. No conversion has been undertaken.

It is considered that the property is capable of conversion or redevelopment. Interested parties are strongly recommended to make their own enquiries of the local planning authority.

LOCAL AUTHORITY

Tunbridge Wells Borough Council.

SERVICES

We are advised by our client, the Maidstone and Tunbridge Wells NHS Trust, that all mains services are connected.

FOR SALE

We are instructed to invite **offers in excess of £750,000** subject to contract only and subject to vacant possession. VAT is not payable.

TITLE NO

The property is held under Title No K375948.

BUSINESS RATES

From the VOA website the property has a current description of Offices & Premises with a Rateable Value of £43,000. The draft Rateable Value with effect from 1st April 2017 is £35,750.

VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503**.

Contact: Jeffrey Moys
Email: jeff@bracketts.co.uk

March 2017

Important Notice:

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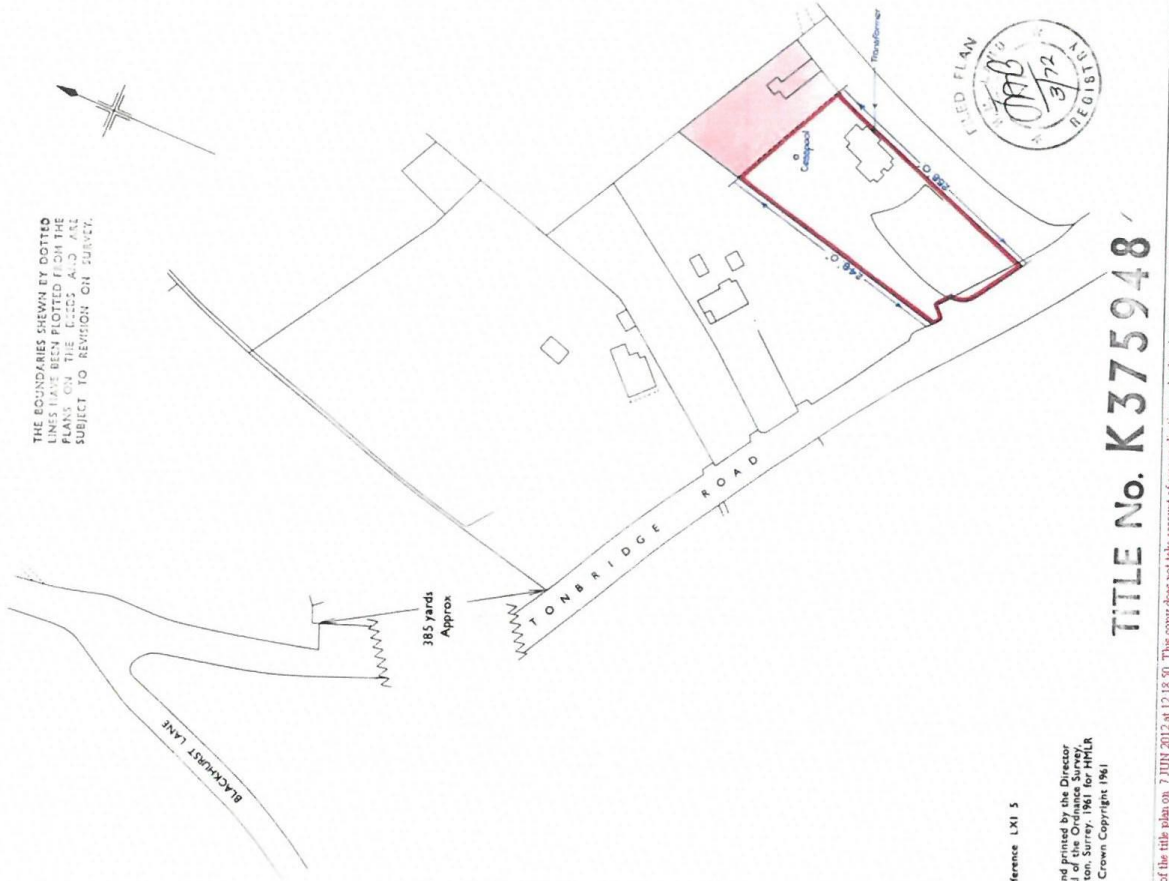
H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 6141
(KENT)

Scale 1/1250
Enlarged from 1/2500

PEMBURY PARISH

THE BOUNDARIES SHOWN BY DOTTED
LINES HAVE BEEN PLOTTED FROM THE
PLANS ON THE LISTS AND ARE
SUBJECT TO REVISION ON SURVEY.



Old Reference LXI 5

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TITLE No. K375948

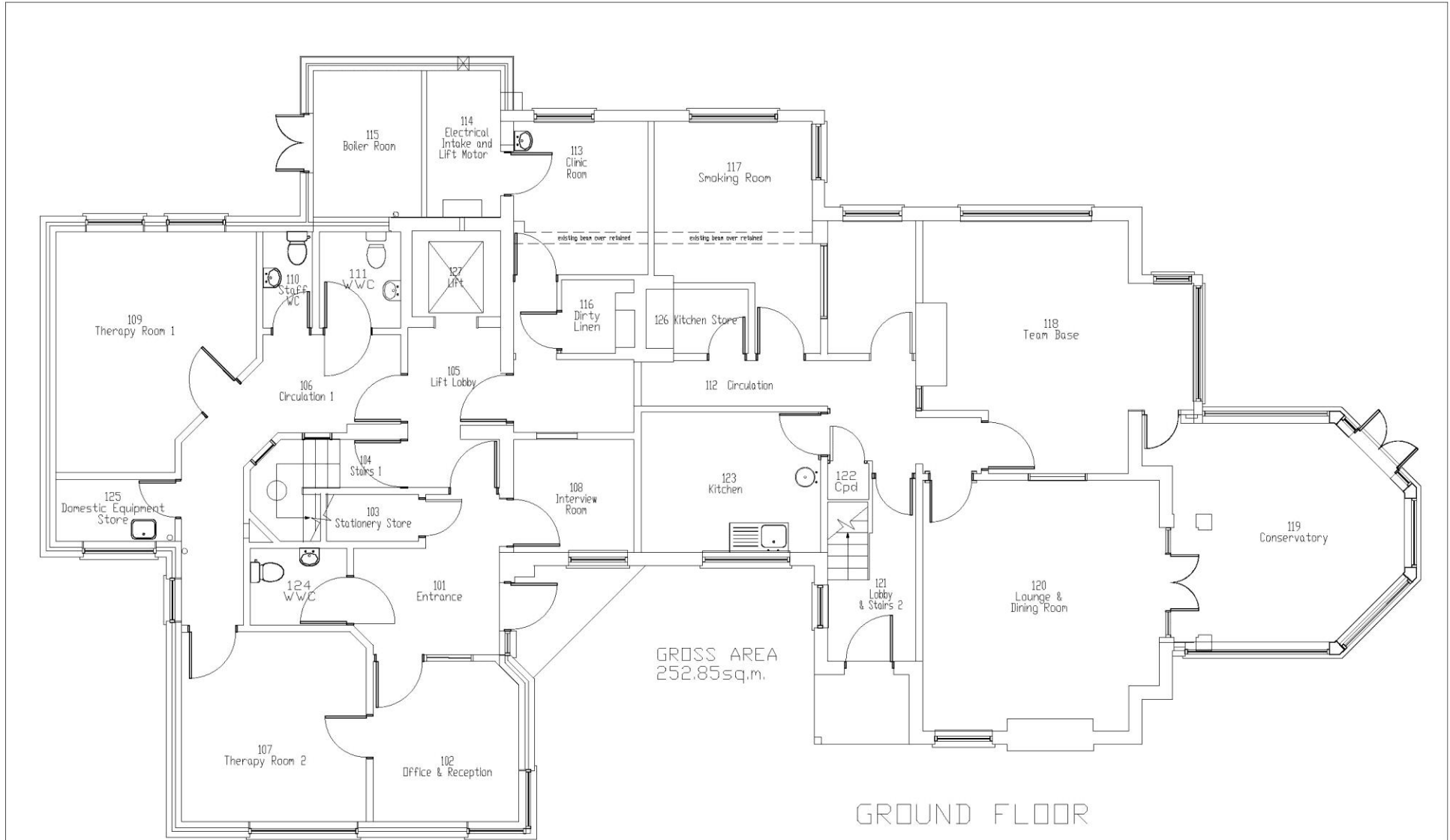
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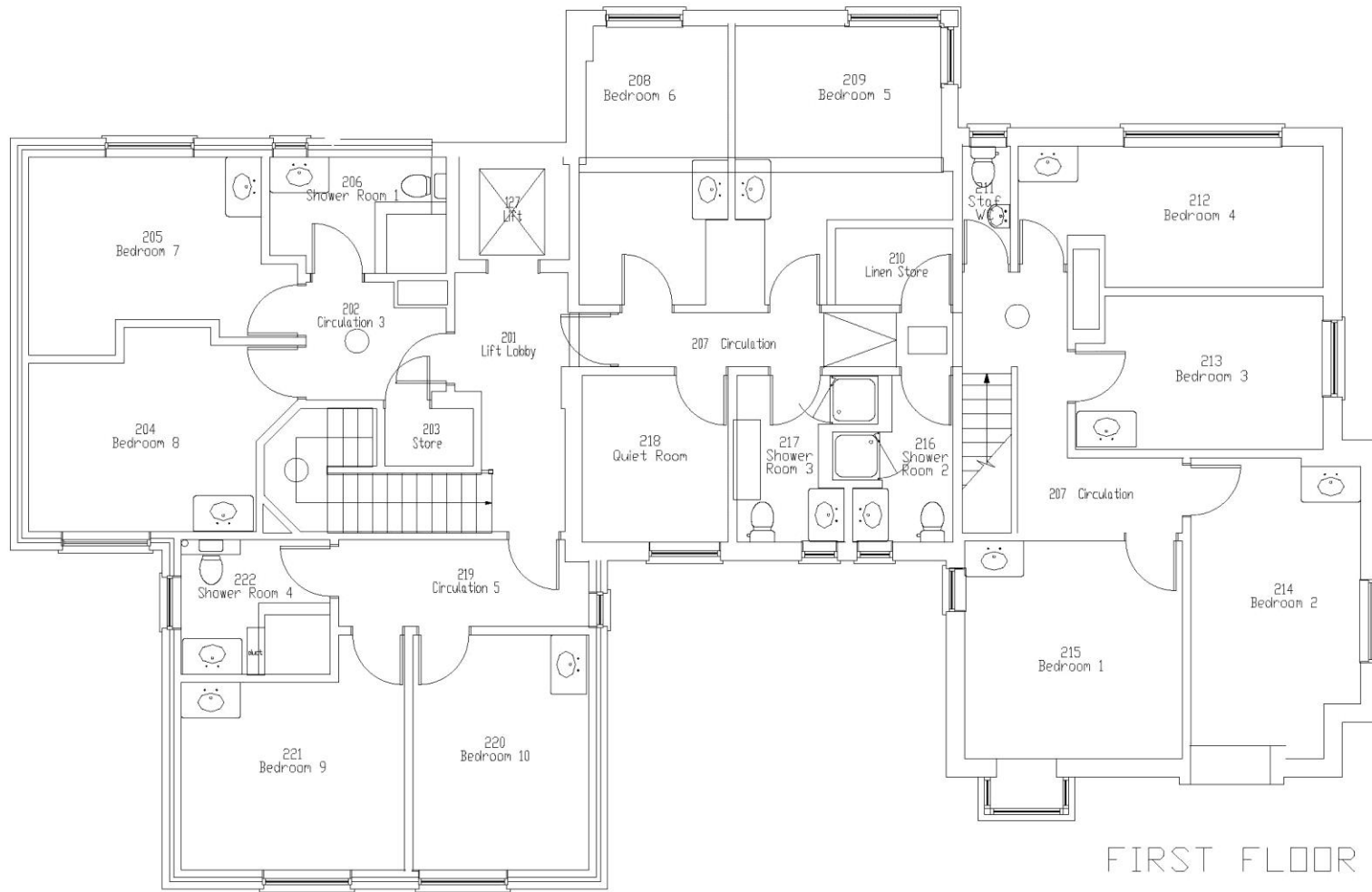


Kent and Medway 
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KENT. ME2 4FN
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LOCATION
 Springs, The
 18 Tonbridge Road
 Pembury
 Kent
 TN2 4QL

DRAWING
 Ground Floor Plan

AUTOCAD DRAWING FILE: SPG01G100M.Dwg
 DATE: 30/03/2010 SCALE: Scaled to fit
 JOB No: DWG No: As File Name
 DRAWN BY: R. Gibson SOURCE: Building Ideas
 Version: AUTOCAD ARCHITECTURE 2008



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DRAWING
 First Floor Plan

AUTOCAD DRAWING FILE: SP0011100M.Dwg
 DATE: 30/03/2010 SCALE: Scaled to fit
 JOB No: DWG No: As File Name
 DRAWN BY: R Gibson SOURCE: Building Ideas
 Version: AUTOCAD ARCHITECTURE 2008