

# Residential Development For Sale

84 - 108 St John's Road, Tunbridge Wells

6 Semi-detached units

Offers invited over £2 million

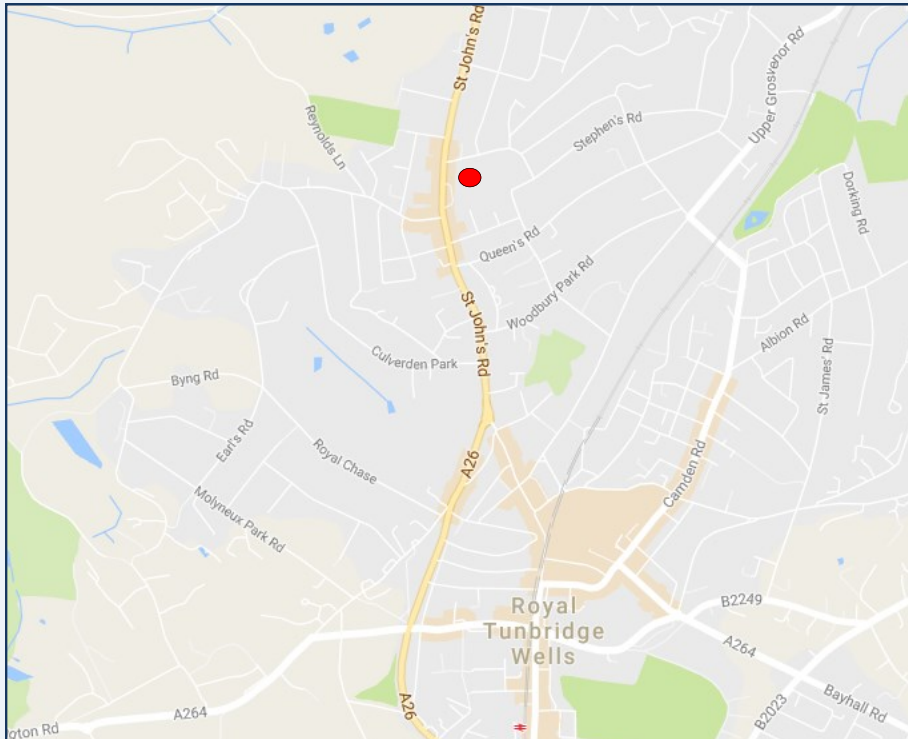


## Location

The site is situated in Royal Tunbridge Wells an established town in Kent approximately 40 miles south east of Central London. The site is located fronting on to St John's Road (A26) a main arterial route into the town, 0.5 miles to the north of the town centre.

The area has good transportation links with access to the M25 and M26 motorways via the A21 Tunbridge By-pass. Tunbridge Wells Railway Station is also located approximately one mile to the south of the subject site.

The site is situated in very close proximity to Tunbridge Wells Girls Grammar School and The Skinners Secondary School with Tunbridge Wells Grammar School for Boys also situated approximately half a mile to the north.



## Description

The site comprising the land at 84-108 St John's Road consisting of a predominantly rectangular shaped site extending to approximately 0.18 hectares (0.44 acres).

The development will provide a total of 6 no. units, consisting of 3 blocks of 4 bedroom semi-detached houses. Each unit will be provided with its own car parking space and private amenity. An extensive hard and soft landscaping scheme is also proposed.

All plots on site will be 223sqm (2,400 sqft) in total, set across 2 visible storeys to St John's Road and a lower ground floor and rooms within the roof area.

## Planning

A full planning application has been approved by Tunbridge Wells Borough Council and can be reviewed on the planning portal with the reference number: [17/01347/FULL](#)

## Method of Sale

The site is offered for sale as a whole with offers invited over £2 million.

## Further Information

Further detailed information, including a full information pack of technical surveys, is available to interested parties upon request.

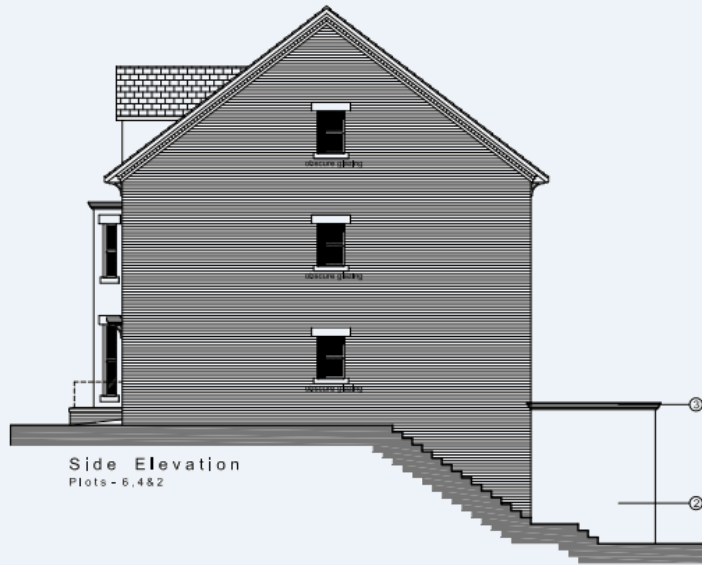
MISREPRESENTATION ACT: Roger Hannah & Co Ltd act as agents for the vendor(s) or lessor(s) of this property and gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessors and do not constitute and offer or contact (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as a statement of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service install actions have been tested and are not warranted to be in working order. (iv) no employee of the two agents has any authority to make or give any representation or warranty whatever in relation to property. (v) Unless otherwise stated all prices are exclusive of VAT. (vi) Where applicable an Energy Certificate is available upon request.



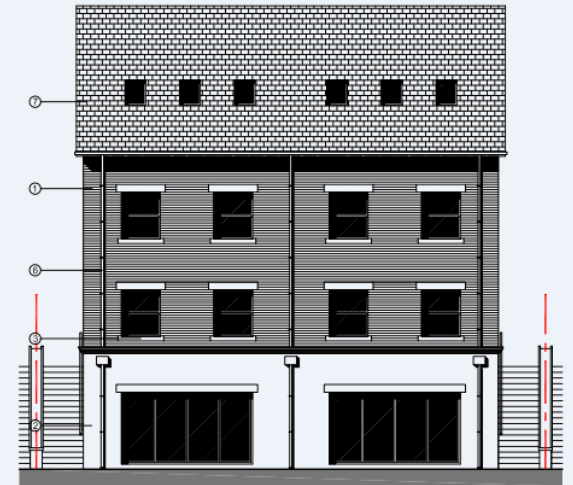
# Site Elevations



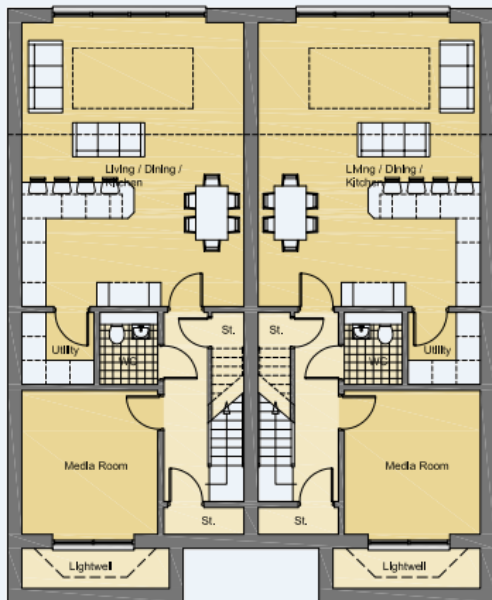
Main Elevation



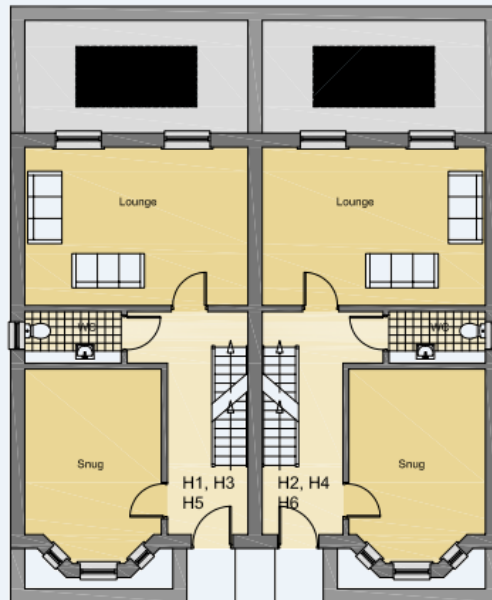
Side Elevation  
Plots - 6, 4 & 2



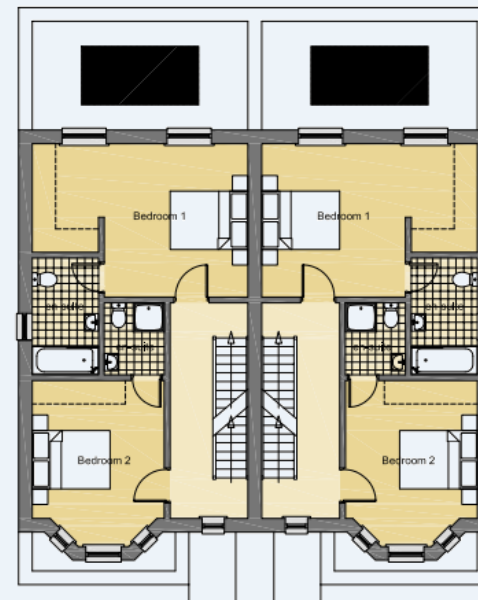
Rear Elevation  
All Plots



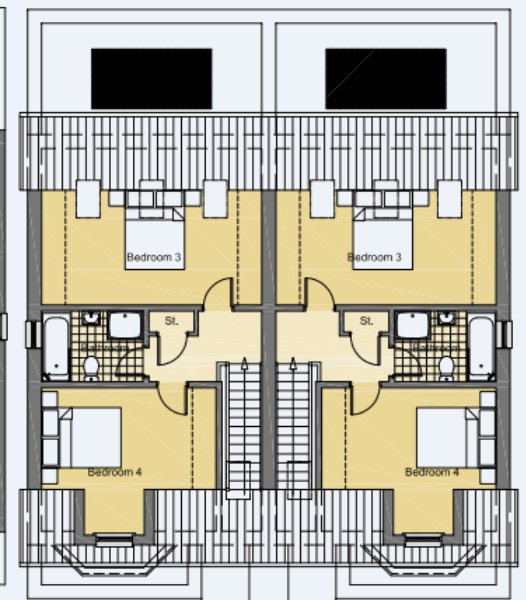
Lower Ground Floor Plan



Upper Ground Floor Plan



First Floor Plan



Second Floor Plan

# Site Plan



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