

Tunbridge Wells - Land at Mount Ephraim TN4 8BS
Freehold Land with Residential Development Opportunity
Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



BLUE ALPINE

PROPERTY CONSULTANTS



Tunbridge Wells - Land at Mount Ephraim TN4 8BS

Freehold Land with Residential Development Opportunity

Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



Investment Consideration:

- OIEO: £1,500,000
- Vacant possession
- VAT is applicable to this property
- Comprises plot of land c. 0.28 acres
- Planning re-submitted in May 2024 for development of residential block of 7 apartments (6 x 2-Bed and 1 x 3-Bed)
- The proposed scheme would provide 8 car parking spaces with 7 electric vehicle charging points and 15 cycle spaces
- Total Residential GIA 630.6 sq m (6,787 sq ft)
- Total Building GIA 728.2 sq m (7,838 sq ft)
- Situated within 13 min walk from Tunbridge Wells Train Station and High Street, with occupiers nearby including Hotel, Restaurant, Pharmacy and more.





Tunbridge Wells - Land at Mount Ephraim TN4 8BS

Freehold Land with Residential Development Opportunity

Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



Property Description:

Comprises vacant plot of land (0.28 acres), a former private car park, no longer in use. The property had planning permission previously granted (now lapsed) for the following:

Planning Ref: 18/03841/FULL

Construction of residential block of seven apartments, plus associated works.

Planning Ref: 16/505204/FULL

Construction of two semi-detached residential dwellings, car parking and associated works.

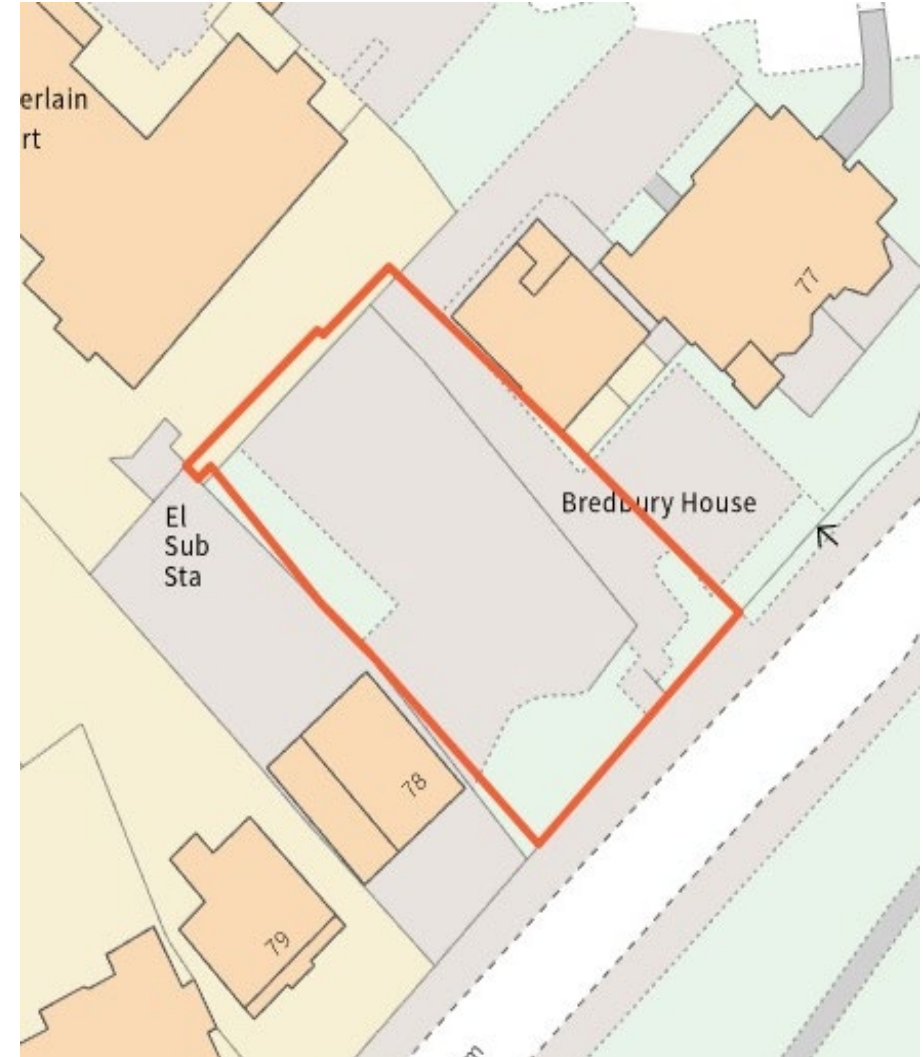
Development Opportunity:

Planning re-submitted in May 2024 for erection of a residential block of 7 Apartments (6 x 2-bed and 1 x 3-bed) with associated outdoor areas, 8 car parking spaces with 7 electric vehicle charging points (one for each apartment) and 15 cycle spaces.

Expected decision in Autumn 2024.

For more information, please refer planning 24/01436/FULL on Tunbridge Wells portal:

www.tunbridgewells.gov.uk/planning



Tunbridge Wells - Land at Mount Ephraim TN4 8BS

Freehold Land with Residential Development Opportunity

Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



Development Opportunity: 24/01436/FULL

Ground Floor:

Flat 1 - 85.1 sq m (916 sq ft)

2 bed, kitchen/living room, 2 bath, 1 wc

Flat 2 - 87.9 sq m (946 sq ft)

2 bed, kitchen/living room, 2 bath

First Floor:

Flat 3 - 85.1 sq m (916 sq ft)

2 bed, kitchen/living room, 2 bath, 1 wc

Flat 4 - 87.9 sq m (946 sq ft)

2 bed, kitchen/living room, 2 bath

Second Floor:

Flat 5 - 85.1 sq m (916 sq ft)

2 bed, kitchen/living room, 2 bath, 1 wc

Flat 6 - 87.9 sq m (946 sq ft)

2 bed, kitchen/living room, 2 bath

Third Floor:

Flat 7 - 111.6 sq m (1,201 sq ft)

3 bed, kitchen/living room, 2 bath, large terrace

Total Residential GIA: 630.6 sq m (6,787 sq ft)

Total Building GIA: 728.2 sq m (7,838 sq ft)

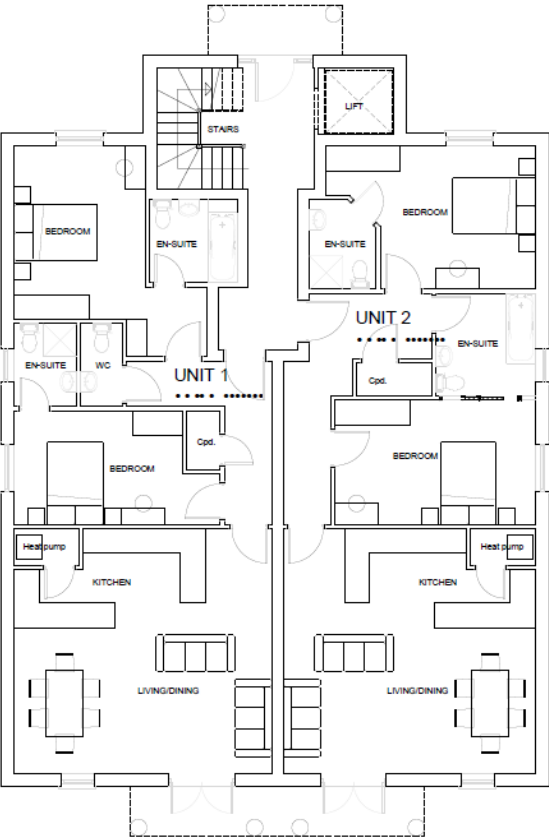


Front Elevation

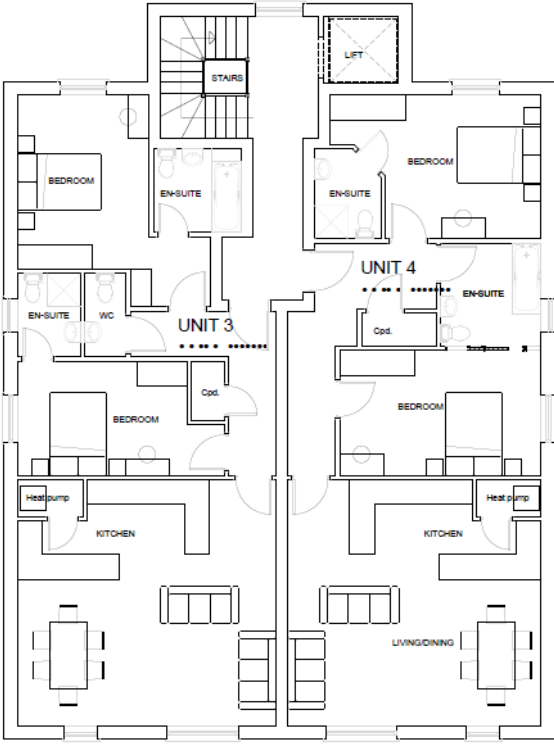
Tunbridge Wells - Land at Mount Ephraim TN4 8BS

Freehold Land with Residential Development Opportunity

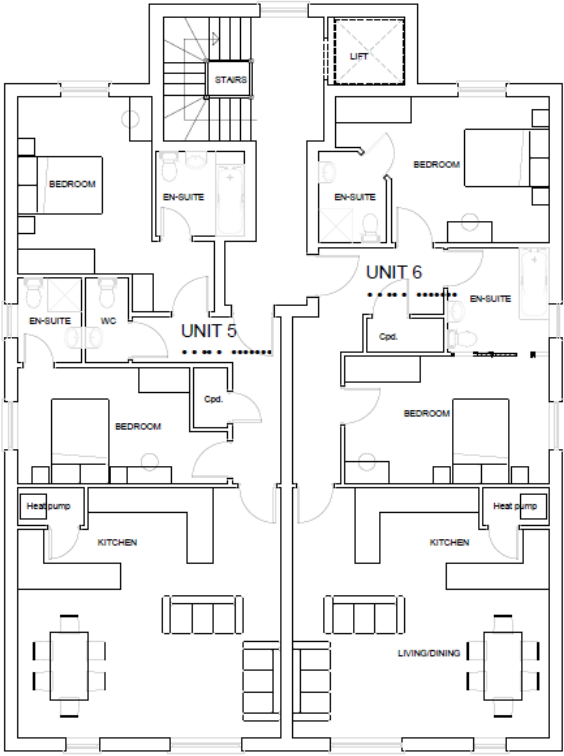
Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



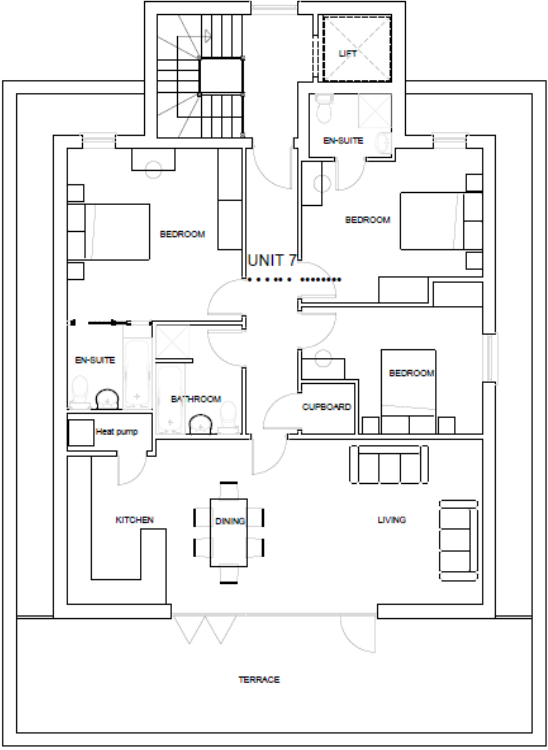
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Tunbridge Wells - Land at Mount Ephraim TN4 8BS

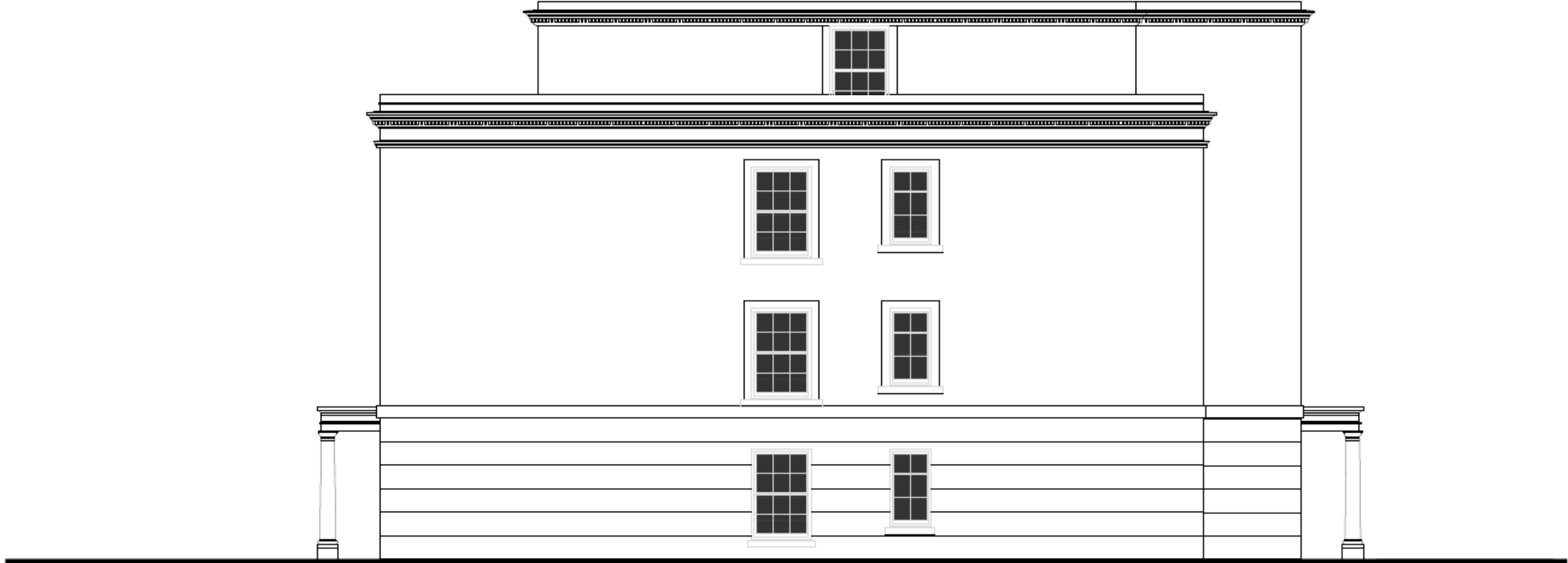
Freehold Land with Residential Development Opportunity

Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



Rear Elevation

Tunbridge Wells - Land at Mount Ephraim TN4 8BS
Freehold Land with Residential Development Opportunity
Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



Side Elevation

Tunbridge Wells - Land at Mount Ephraim TN4 8BS

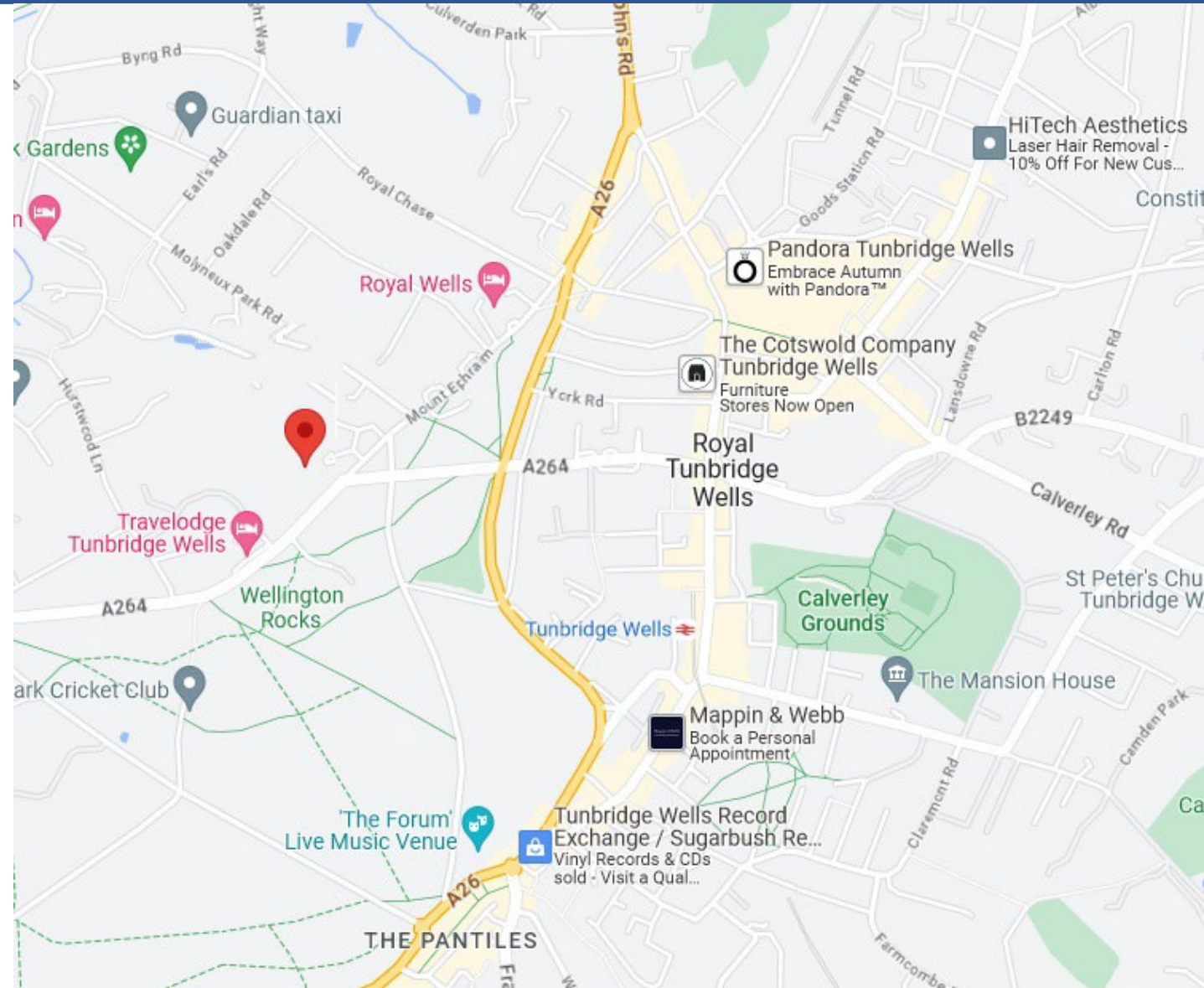
Freehold Land with Residential Development Opportunity

Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)



Location:

Mount Ephraim is a popular area of Tunbridge Wells, around 0.6 miles from the town centre and mainline station. The property benefits from its close proximity to the Common, only a short distance to the historic Pantiles. Royal Tunbridge Wells has a wide range of pretty architecture and a variety of cultural, entertainment and shopping facilities, numerous cafés and restaurants and a mixture of chain and independent shops. The property is situated within 13 min walk from Tunbridge Wells Train Station and High Street, with occupiers nearby including Hotel, Restaurant, Pharmacy, Medical Practice and more.



Tunbridge Wells - Land at Mount Ephraim TN4 8BS

Freehold Land with Residential Development Opportunity

Planning re-submitted for erection of residential block of 7 apartments (6 x 2-bed and 1 x 3-bed)

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.