

Estate House

2 Pembroke Road, Sevenoaks, Kent TN13 1XR

Prime Development Opportunity - Guide Price £2,950,000



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EXECUTIVE SUMMARY

- Prime Development Opportunity located in the affluent town of Sevenoaks
- Situated in Sevenoaks town centre, approximately 0.5 miles from Sevenoaks railway station
- Planning permission granted in February 2024 for the "Conversion and extension of the existing property to create 8 x new dwellings and new office provision." (Ref: 23/03185/FUL)
- The site area extends to approximately 0.33 acres (0.134 hectares)
- Unconditional offers sought for the freehold interest with vacant possession

LOCATION

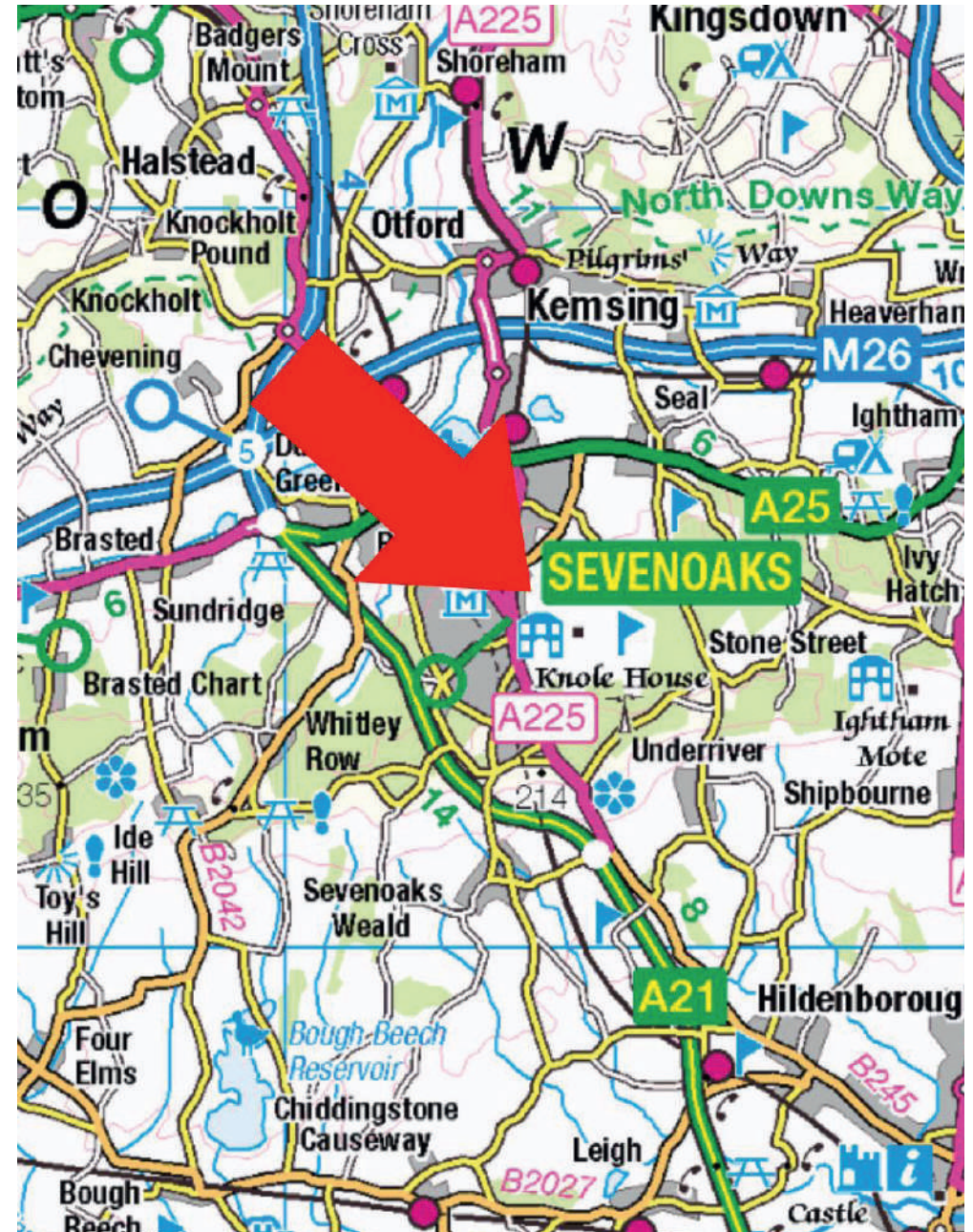
The Property is located in Sevenoaks town centre. Sevenoaks is a popular location for commuters and families being approximately 25.8 miles to the south east of Central London. Tunbridge Wells is 12.1 miles to the south and Maidstone is 19.8 miles to the east.

Sevenoaks provides a good range of local amenities with the High Street benefiting from a multitude of shops, supermarkets, pubs and restaurants. A wider range of retailers are available at Maidstone, Tunbridge Wells and Bluewater shopping centre. There is also significant office presence around the station and High Street areas. There are a number of well-regarded schools within Sevenoaks to include Chevening St Botolph's CEVA Primary School, Sevenoaks Preparatory School, Sevenoaks School, Walthamstow Hall and Trinity school. The surrounding towns and villages also offer a wide range of primary, grammar / state and private schools. Additionally an abundance of leisure facilities are available in the surrounding area, with several golf, football and rugby clubs and leisure centres nearby. Knole Park National Trust sits 1 mile to the south east.

CONNECTIVITY

Sevenoaks benefits from excellent transport connections. Sevenoaks railway station is located 0.5 miles to the north west of the property and provides regular services to London Cannon Street and London Bridge in around 25 minutes and to London Waterloo East and London Charring Cross in 35 and 40 minutes respectively. Services are also available to wider Kent and the south coast, including Ashford International, Ramsgate via Canterbury West, Hastings and Dover Priory.

The A25 is situated approximately 1 mile away providing access to the A21 and junction 5 of the M25 which connects to Gatwick and Heathrow (clockwise) and Dartford Crossing (anticlockwise). The M20 is also proximal, providing a route to Folkestone and linking to the Channel Tunnel and Port of Dover.



SITE DESCRIPTION

The site currently comprises a detached “Arts & Crafts” style office building that would have originally been constructed as a residential dwelling dating back to around 1900. It has had a variety of uses including a doctor’s surgery and law offices but was converted to its current use class in 1988. We understand the existing building underwent extensive renovation in 2015 including full window replacement. The current tenant has occupied the site since its 2015

The Property is of red-brick construction with tile hanging to the first floor and a steep-pitched tile roof. There are small formal gardens to the front and the rear is concrete hardstanding with parking for approximately 18 cars. Internally, the Property is in good condition throughout and is laid out as office-space on the ground and first floor. There is a caretakers flat and a large roof terrace on the second floor. The Property benefits from two internal staircases. The site is generally level and occupies an approximate site area of 0.134 hectares (0.33 acres).

The site lies along the upper east end of Pembroke Road opposite the entrance to Bligh’s Meadow car park. There is a shared access to the west of the site to the mews development to the rear. The immediate surrounding area is urban in nature and comprises a mixture of uses, including apartment blocks, leisure facilities, office buildings, restaurants and retail shops. There are a number of large scale commercial buildings that vary in age and style. These include Sevenoaks Podiatry immediately to the south, Berry & Lamberts Solicitors to the west and some mixed-use units (retail and residential) to the east. The High Street is 0.1 of a mile to the south east and Marks and Spencer’s is also situated in close proximity to the south west.



PLANNING

The site falls within the jurisdiction of Sevenoaks District Council and benefits from the following planning permission:

Planning permission was granted in February 2024 for the "Conversion and extension of the existing property to create 8 x new dwellings and new office provision."
(Ref: 23/03185/FUL)

PROPOSED DEVELOPMENT

The planning permission allows for conversion of the main building to provide 8 residential apartments which comprise of 3 x one bedroom units and 5 x two bedroom units. Four of the units will benefit from outside space in the form of terraces or balconies. Unit 3 on the ground floor will be self-contained and benefit from private access. 10 parking spaces are proposed for the residential units which we assume will be 8 private spaces and 2 visitor spaces.

A new-build commercial unit will be erected to the west of the Property and will be link-attached with access taken from the glazed link. The commercial building will be a modern design arranged over three floors with balconies to the front on each floor. The plans allow for a lift to all floors.

Two car parking spaces have been provided for the commercial element and there is bike storage for all units.

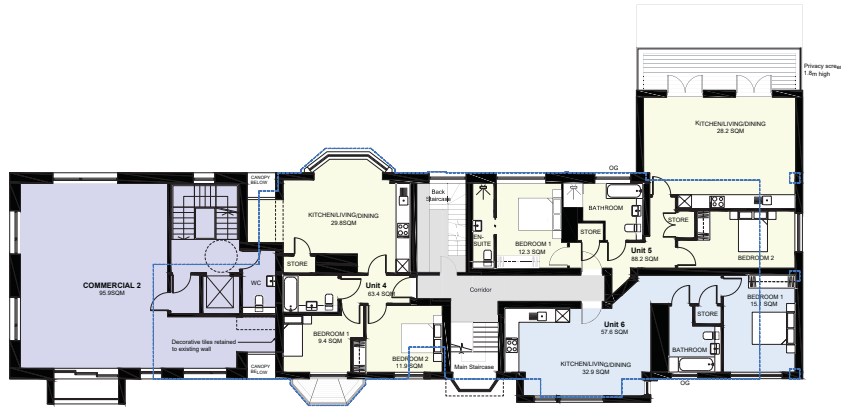
We summarise the proposed accommodation from the approved floorplans below:

RESIDENTIAL (CONVERSION)

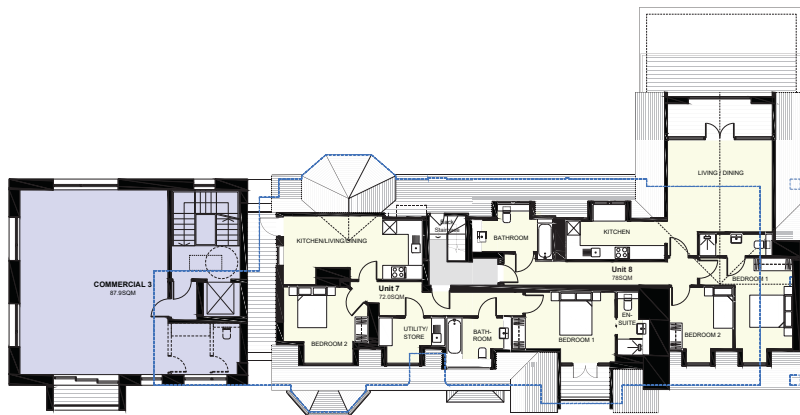
Unit	Floor	Description	Sq m (Sq ft) per Unit	Total Sq m (Sq ft)
1	GF	One bedroom apartment, French doors to terrace	54.1	582
2	GF	One bedroom apartment, French doors to terrace	63.0	678
3	GF	Two bedroom, two bath self-contained maisonette	68.6	738
4	FF	Two bedroom, one bath apartment	63.4	682
5	FF	Two bedroom, two bath apartment, terrace	88.2	949
6	FF	One bedroom apartment	57.6	620
7	SF	Two bedroom, two bath apartment	72.0	775
8	SF	Two bedroom, two bath apartment, terrace	78.0	840
			544.9 Sq M	5,865 Sq Ft

COMMERCIAL (NEW BUILD)

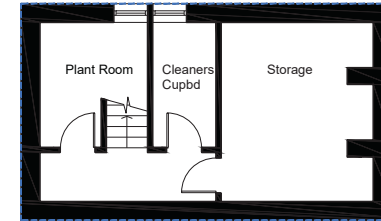
Unit	Floor	Description	Sq m (Sq ft) per Unit	Total Sq m (Sq ft)
1	GF	Office	102.1	1,099
	FF	Office	95.9	1,032
	SF	Office	87.9	946
			285.9 Sq M	3,077 Sq Ft



FIRST FLOOR



SECOND FLOOR



BASEMENT



GROUND FLOOR

Not to scale. For indicative purposes only.





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EPC

The property has an EPC rating of G.

TENURE

The freehold interest in the site will be sold with vacant possession. The freehold title of the property is registered under title number K403561.

METHOD OF SALE

The Property is being marketed for sale by informal tender. Please contact the agent for the bid deadline.

Offers are sought for the freehold interest on an unconditional basis.

Please note that the vendor reserves the right not to accept the highest or any offer, withdraw the site from the market or alter the method of sale at any time.

VAT

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

VIEWINGS

Viewings are strictly by appointment only. Please contact Matthew Rothery at Savills Sevenoaks to make an appointment. The Property can be viewed externally from Pembroke Road.

CONTACT

For further information please contact:



Matthew Rothery

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