

LAND TO THE REAR OF 1 & 2 MONTACUTE GARDENS

Linden Park Road, Royal Tunbridge Wells TN4 8HG



Key Highlights

- Freehold residential development opportunity located in the centre of Royal Tunbridge Wells
- Full planning permission granted May 2020 for erection of 9 x 2 bedroom apartments (reference: 20/00191/FULL)
- The Site extends to approximately 0.24 acres (0.098 hectares)
- The Site currently comprises undeveloped former garden land with tree lined boundaries
- Attractive setting within the Tunbridge Wells Conservation Area with good access to the mainline station and The Pantiles
- Freehold for sale with vacant possession

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Location

The Property benefits from an excellent location within the centre of the vibrant town of Royal Tunbridge Wells. A historic spa town, it offers a number of retailers, leisure facilities and amenities, along with a rich cultural history.

Tunbridge Wells remains a popular area to live for commuters, families and young professionals alike. The town centre generally tends to weather the market fluctuations better than the more peripheral village areas, due to its good range of local facilities, direct line railway service into London and easy access to the wider Kent and the London motorway network. Tunbridge Wells is also proximal to a wide selection of high performing state, grammar and private schools.

Connectivity

The Property benefits from excellent communication links. The A26 (London Road), is situated to the north of the Property which continues in a northerly direction towards the A21, Tonbridge and beyond. The A26 also travels in a south westerly direction through East Sussex.

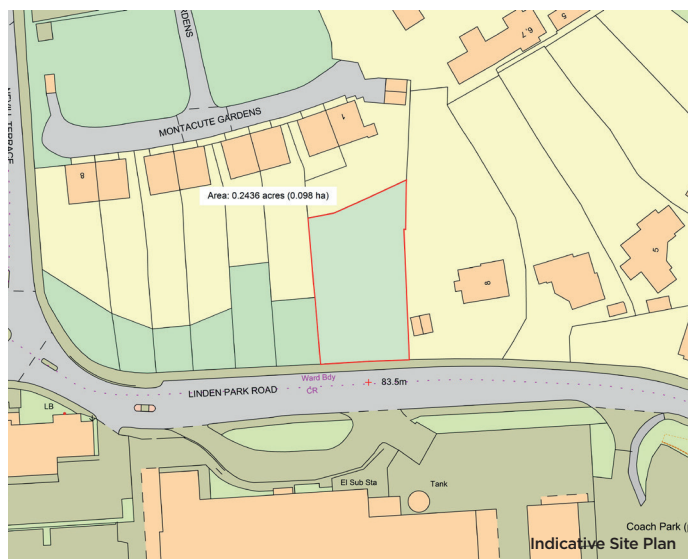
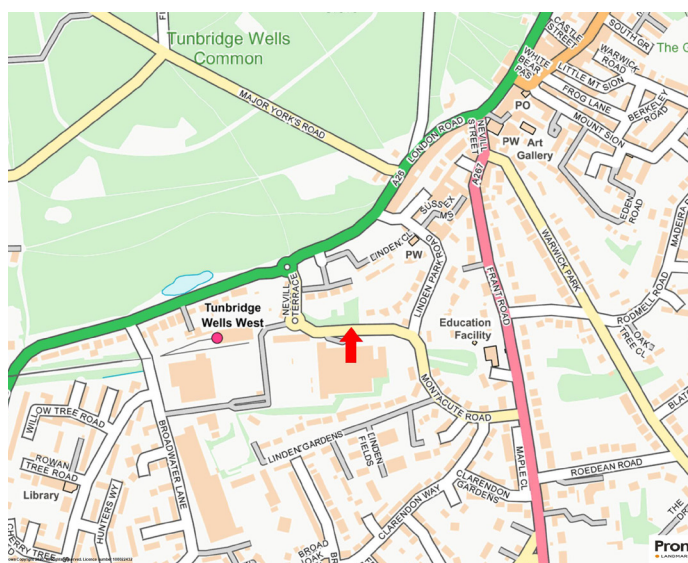
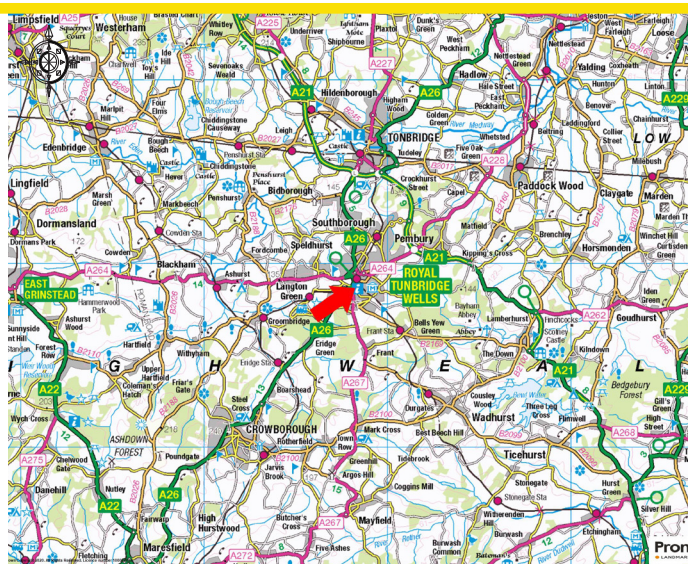
Tunbridge Wells station is approximately 0.5 miles (0.8 km) to the north east and provides a southeastern service terminating at London Charing Cross, with an average journey time of 1 hour and 2 minutes. Trains also terminate towards the coast at Hastings, with an average journey time of 46 minutes. There is also a bus stop available to the north, along London Road.

Gatwick Airport is approximately 18 miles (29 km) to the west and provides international flights.

Situation

The Property is located just off of the northern side of Linden Park Road in central Tunbridge Wells. To the north and west of the Property are the rear residential gardens associated with the detached period dwellings facing on to Montacute Gardens. To the east are further residential dwellings and to the south is Linden Park Road, which is also the boundary of the Tunbridge Wells conservation area.

The wider surrounding area is predominately residential. There is however a Sainsbury's to the south adjacent to the Smith & Western American Diner. The Spa Valley Railway is situated at Tunbridge Wells West station to the west. In terms of local open space, the popular Tunbridge Wells Common is just to the north and The Pantiles Shopping Centre is just to the north east with access from Linden Park Road.



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Description

The Property currently comprises a vacant parcel of former garden land. There are a number of mature trees on the Site. There is a steep level difference sloping down into the Site from the southern boundary, providing an element of screening, while not impacting on key views from the street scene.

Planning

Proposed Development

The Property benefits from planning permission from Tunbridge Wells Borough Council for the 'Erection of nine two-bedroom apartments' under reference 20/00191/FULL. Full planning permission was granted on 5 May 2020, subject to a number of conditions.

The proposed development comprises an attractive four-storey detached apartment block, with two dwellings per floor. All units benefit from dual aspects and the south facing units have private balconies, with further communal garden space proposed at the ground floor. Pedestrian access to the development is proposed from Linden Park Road, via a bridged entrance. The development presents a sustainably located and car free development. An accommodation schedule based upon the approved plans and Design & Access Statement is provided below.



UNIT	FLOOR	BEDS	GIA SQ. M	GIA SQ. FT
1	-2	2	74	797
2	-2	2	75*	809*
3	-1	2	75	807
4	-1	2	81	872
5	0	2	74	797
6	0	2	59	635
7	1	2	72	775
8	1	2	75	807
9	2	2	87	936

*Hallway measured from plans.

Planning Policy

The Property falls under the planning jurisdiction of Tunbridge Wells Borough Council. The statutory plan covering planning policy and development control for the area is the Local Plan 2006, Core Strategy 2010 and Site Allocations Local Plan 2016.

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The Property is within the Tunbridge Wells Conservation Area. The Property is also allocated for mixed use development under reference AL/RTW4B in the Site Allocations Local Plan. There are also a number of trees subject to Tree Preservation Orders.

Services

Main services are believed to be in close proximity, however interested parties should make their own enquiries of the relevant statutory authorities.

Title

The Property comprises the freehold interest in title numbers K778887, K774855, K780399 and K983873.

Method of Sale

Unconditional offers are sought via private treaty.

Viewing

The Property can be viewed from the public highway (Linden Park Road). The Property may be viewed by prior appointment through the Vendor's sole agent Savills.

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