

FOR SALE BY AUCTION
17th December 2024



Plot 2 - Shalom, St Lawrence and Estate Office, Burrswood Estate, Bird in Hand Street,
Groombridge, Tunbridge Wells TN3 9PU An Investment Period Building in TN13





- Guide Price: £390,000.
- Grade II Listed Semi-Detached Building.
- Circa 1770sqft of Internal Floor Space.
- Planning Permission Approved (24/01435/FULL).
- Private Estate Setting (Burswood Estate).
- Ideal Investment Opportunity.
- For Sale By Auction.
- Energy Efficiency Rating E.

Description

A unique opportunity for a residential/investment buyer to acquire one of two period semi-detached cottage styled buildings. The property has planning permission to convert into a 'Grand Designs' like house, whilst being immersed in natural beauty with extensive views across Ashdown Forest, set within an exclusive 100-acre private estate.

Burswood Estate is one of Kent's hidden secrets, built in approximately 1839, the grounds include formal gardens, lakes, woodlands, and fields. Burswood Estate Manor, situated within the heart of the estate, was once formally a wellbeing centre. The estate was designed by the architect; Decimus Burton. Nearby is Groombridge, a charming village with a real community feel, boasting traditional village pubs, fine dining restaurants, and a variety of shops/boutiques. Schooling is another huge attraction to the area, with highly rated state, grammar, and private schools nearby. Tunbridge Wells provide access into London Charing Cross, and London Cannon Street with Ashurst Station within a 7-minute drive. Additionally, if you are an active outdoors person, locally there are plenty of walking trails (ideal for dog owners), cycle routes, tennis courts, and golf courses.

Internally, the property extends to 1770sqft/164sqm of internal floor space, which is set across two floors, with planning consent granted (24/01435/FULL) to convert into a 3-bedroom family home with a single storey rear extension. The proposed floor plan boasts 3-spacious bedrooms, 2-bathrooms (one of which is an en-suite to the principal bedroom), a spacious open-plan kitchen dining/living area with doors leading you directly out onto the private garden, a garden room overlooking and having direct access to a private garden, and a study room (ideal as a work from home office with its own external entrance). Externally you would then have a mature rear garden with expansive views over the valley to the right hand side, and parking to front.

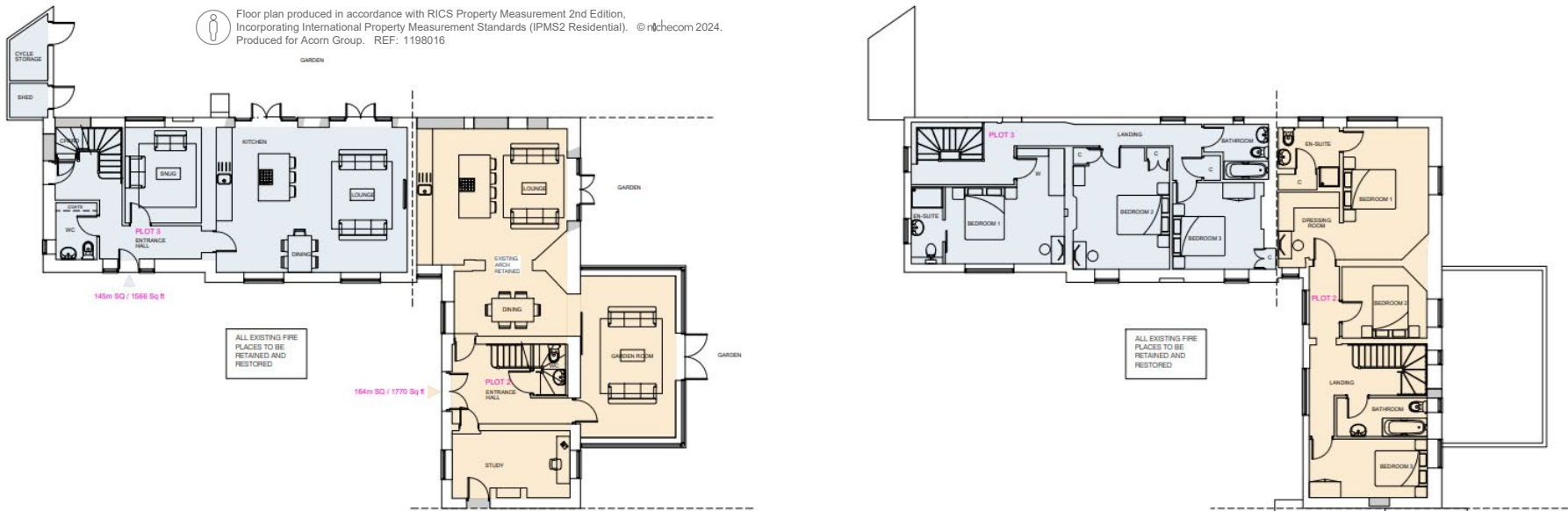
Tenure	Freehold with vacant possession
EPC	Band E
Council Tax Band	Not registered

EXISTING FLOORPLANS

Plot 3 - 1,566sqft/145sqm
 Plot 2 - 1,770sqft/164sqm
 Total - 3,336sqft/309sqm



PROPOSED FLOORPLANS





CGI front



CGI rear

Auction

To be sold by online auction (unconditional) on Tuesday 17th December 2024 with a 6 week completion, bidding opens at 10am.

Viewings will be conducted prior to the auction, please contact Acorn Commercial to book an appointment on 020 8315 5454.

All bidders/potential buyers are required to register ahead of the auction date to be able to bid/buy and access the legal pack, please visit www.firstforauctions.co.uk to setup an online auction account.

A buyers charge of £1,500 including VAT is payable on each lot that you buy, in addition to the sale price. There may be other additional fees, including disbursements contained in the legal pack payable on completion. Please ensure that you check the legal pack for each lot that you are interested in, prior to bidding.

Pre-auction offers must be made in writing and will only be considered if the Legal Pack has been inspected and proof of funding has been supplied to the auctioneers. Pre-auction offers are only considered on an auction basis in accordance with the "Terms & Conditions - Unconditional Auction".

Guide Prices are provided as an indication of each seller's minimum expectation. They are not the figures which a lot will sell for and may change at any time prior to the auction. Each lot will be offered subject to a Reserve, (a figure below which the Auctioneer cannot sell the lot during the auction) which we expect will be set within the Guide Range, or no more than 10% above a single figure Guide Price.

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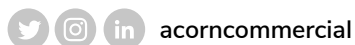


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