FOR SALE
Development / Conversion Opportunity
Cecil Court, 30 Mount Sion,
Tunbridge Wells, Kent TN1 1TW

For sale freehold
Potential residential development opportunity
Grade II listed Georgian house
Currently six vacant residential apartments
Potentially suitable for other uses, subject to planning

Closing date for offers 26th October 2017
Location
The property is located in the affluent Kent town of Tunbridge Wells which lies approximately 40 miles south of central London and 12 miles south of Sevenoaks, with Ashford 30 miles to the east. The town has a population of circa 115,000 (2011 census).

The property is in a popular residential area situated on Mount Sion at its junction with Madeira Park. The surrounding area comprises mainly terraced and semi-detached residential dwellings with Tunbridge Wells high street a five minute walk to the west.

Tunbridge Wells town centre is located nearby providing a wide range of bars, restaurants and shops. Cecil House is situated 0.3 miles from Tunbridge Wells Station which provides services to Central London in approximately 57 minutes.

Description
Cecil Court is a striking Grade II listed Georgian House set in mature grounds extending to circa 0.18 hectare (0.44 acre) within the town of Tunbridge Wells. The property is currently split into six residential flats. The property will be sold with vacant possession.

Accommodation
The property comprises the following approximate floor areas:

<table>
<thead>
<tr>
<th>Hectare</th>
<th>Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.18</td>
<td>0.44</td>
</tr>
</tbody>
</table>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure
Freehold.
Terms
The property will be sold by way of informal tender (unless sold prior) and unconditional or subject to planning offers for the freehold interest are invited. All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of Board approval for the offer if applicable
- Proposed timescales for exchange and completion
- Track record of the developer and project team
- Details of scheme proposals if offer is subject to planning

Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted via email to Alun Jones or Marcus Warwick by no later than 12pm on Thursday 26 October 2017.

Energy Performance
Please note as this is a listed building there is no need for an EPC.

VAT
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Further information
There is further information and documents available via ShareFile. Access to be arranged by Marcus Warwick.

Viewing
To be arranged through the sole agent.
FOR SALE

Development / Conversion Opportunity

Cecil Court, 30 Mount Sion,
Tunbridge Wells, Kent TN1 1TW

CONTACT

Marcus Warwick
07467 959410  |  marcus.warwick@rapleys.com

Alun Jones
07917 536612  |  alun.jones@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 10017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in September 2017.