

**RAPLEYS**

## FOR SALE Development / Conversion Opportunity

rapleys.com  
0370 777 6292

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



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**

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### 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:

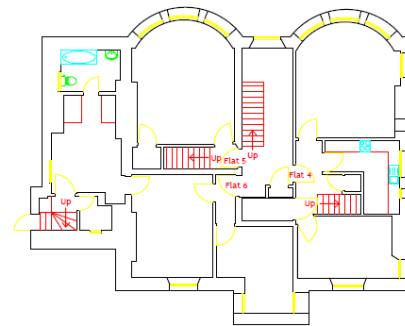
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an

	Hectare	Acre
<b>Total site area</b>	<b>0.18</b>	<b>0.44</b>

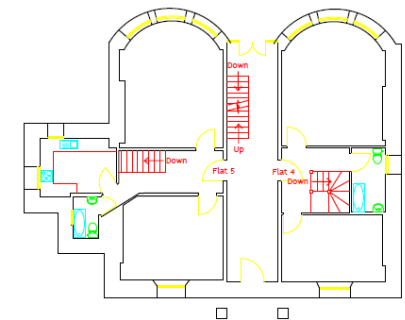
approximate net external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

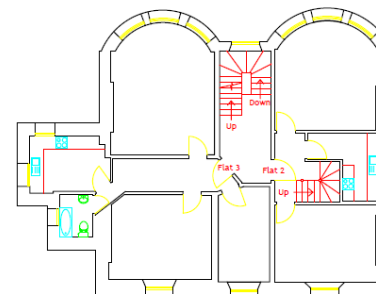
Freehold.



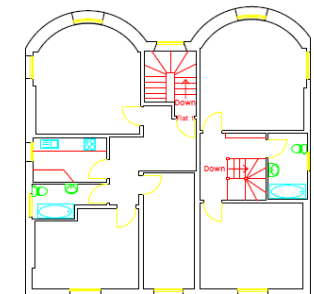
Lower Ground Floor



Ground Floor



**Floor Plans**  
Scale: 1:200 @ A3



### Individual Flat Floor Areas

- Flat 1: 73.22m<sup>2</sup>
- Flat 2: 105.42m<sup>2</sup>
- Flat 3: 75.11m<sup>2</sup>
- Flat 4: 102.80m<sup>2</sup>
- Flat 5: 89.63m<sup>2</sup>
- Flat 6: 53.30m<sup>2</sup>

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### 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](mailto:Alun.Jones@rapleys.com) or [Marcus Warwick](mailto:Marcus.Warwick@rapleys.com) 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](mailto:Marcus.Warwick@rapleys.com).

### Viewing

To be arranged through the sole agent.



