

RAPLEYS

rapleys.com
0370 777 6292

FOR SALE Development Opportunity

123-125 St. James Road,
Tunbridge Wells TN1 2HG

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com
Mark Frostick
07785 522958 | mark.frostick@rapleys.com



Prime development opportunity in
Tunbridge Wells

Suitable for a variety of alternative
uses including residential, subject to
the necessary planning consents

Close proximity to train station

For Sale Freehold with vacant
possession

Site area approximately 0.12 hectare
(0.30 acre)



FOR SALE

Development Opportunity

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com

Mark Frostick
07785 522958 | mark.frostick@rapleys.com

rapleys.com
0370 777 6292

123-125 St. James Road,
Tunbridge Wells TN1 2HG

Location

Located in a prominent position on the eastern corner of the junction of St James Road, Quarry Road and Grosvenor Bridge, the surrounding area consists of predominantly residential housing.

The site is located close to both the town centre and Tunbridge Wells train station, with journey times of 45 minutes to London Bridge Station. The close proximity of the A26 gives direct access to the motorway networks. Tunbridge Wells is situated 40 miles from central London.

The area is affluent and comprises a mix of families, downsizers and young professionals. The town centre, high street and shopping centre offer a wide range of restaurants, shops and supermarkets and there are a number of highly rated schools in the vicinity.

Description

The site is currently a car showroom and associated workshop, with an office and back of house facilities associated with the current use. The site currently benefits from 20 parking spaces.

We have established that the overall site area is approximately 0.12 hectare (0.30 acre).

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	173.40	1,866
Workshop	276.5	2,976
Office	90.60	975
Further showroom	144.20	1,552
Total	684.70	7,370

Vehicle display spaces	8
Vehicle spaces	12

Note: The areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal 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.



FOR SALE

Development Opportunity

rapleys.com
0370 777 6292

123-125 St. James Road,
Tunbridge Wells TN1 2HG

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com

Mark Frostick
07785 522958 | mark.frostick@rapleys.com

Town Planning

The site is previously developed land on a prominent junction location with major residential developments in the vicinity.

It is in need of regeneration and its highly sustainable and prominent location provides a significant redevelopment opportunity.

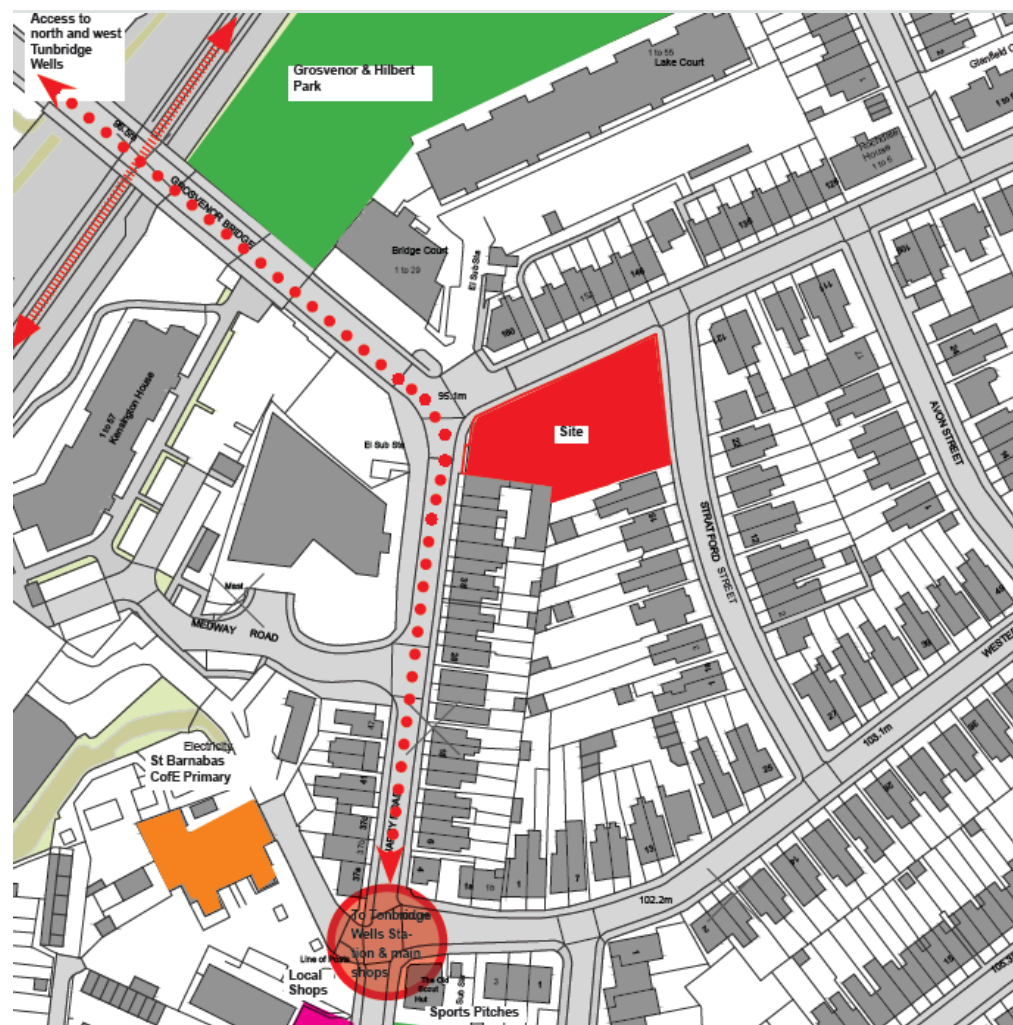
There is no designation or allocation for specific types of uses or development in the adopted and emerging Local Plans. With no heritage constraints, the site's redevelopment is supported by the Development Plan and the Council's pre-application advice.

The pre-application advice from the Council provides direction in terms of the proposed use, the scale/height/layout and detailed design. It indicates that residential development (potentially with employment generating use) represents a highly sustainable development.

This aligns with the adopted and emerging Local Plan's spatial strategy for the location, subject to justifying the loss of existing employment site (for which there is a robust case to put forward).

Any proposed scheme should seek a further pre-application advice, including a separate consultation with the highway authority.

A list of supporting documents which are likely to be required for an application is included in the council's pre-application advice.



FOR SALE

Development Opportunity

rapleys.com
0370 777 6292

123-125 St. James Road,
Tunbridge Wells TN1 2HG

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com

Mark Frostick
07785 522958 | mark.frostick@rapleys.com

Offers

Offers are invited on an unconditional or a subject to planning basis. All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third party approvals required, please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Detail of internal approval process required to sanction the purchase
- Please confirm you and your solicitors have reviewed the documentation within the Sharefile
- Provide details of the solicitors who will be acting on your behalf in this transaction

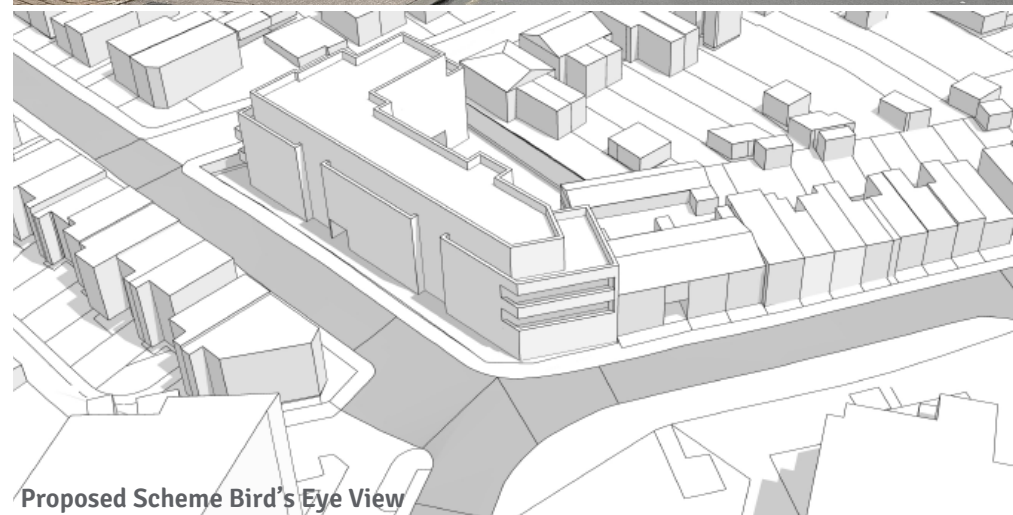
Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted by email to [Charles Alexander](mailto:Charles.Alexander@rapleys.com).

Further Information

Access to the documents in the Sharefile relating to the pre-application submission and other sales information is available on request from the selling agent.

Tenure

The site is available for sale freehold with vacant possession.



Proposed Scheme Bird's Eye View

FOR SALE Development Opportunity

rapleys.com
0370 777 6292

123-125 St. James Road,
Tunbridge Wells TN1 2HG

CONTACT **Charles Alexander**
07831 487420 | charles.alexander@rapleys.com
Mark Frostick
07785 522958 | mark.frostick@rapleys.com

Utilities

The site benefits from mains water, foul drainage, gas and electricity all being within the vicinity.

Energy Performance

Energy Performance Asset Rating: C.

VAT

The site is not opted for VAT.

Viewing

Viewings are strictly by appointment only, please contact the selling agent for further information.

