
FOR SALE

- ✓ Exciting development opportunity directly adjacent to Calverley Grounds.
- ✓ Existing surface car park.
- ✓ Prominent Town Centre Location.
- ✓ Located approximately 170m from Tunbridge Wells Train Station.
- ✓ Desirable residential neighbourhood.
- ✓ Unconditional offers sought for the freehold interest.
- ✓ Sold with Vacant Possession.



Mount Pleasant Avenue, Tunbridge Wells, TN1 1QY

Potential Development Site

c.0.46 acres (0.19 ha)

Mount Pleasant Avenue Car Park, Tunbridge Wells, TN1 1QQ

DESCRIPTION

The site occupies a central location comprising approximately 0.46 acres (0.19 ha) within the centre of Tunbridge Wells directly adjacent to Calverley Grounds and within close proximity of Tunbridge Wells Train Station.

The site currently operates as a public pay and display surface car park with 46 designated parking spaces.

Access to the Site is via Mount Pleasant Avenue which is predominately a one way street.

The Site provides excellent redevelopment prospects, subject to obtaining the necessary planning consents.

We are inviting unconditional offers only for the freehold interest via informal tender.

PLANNING

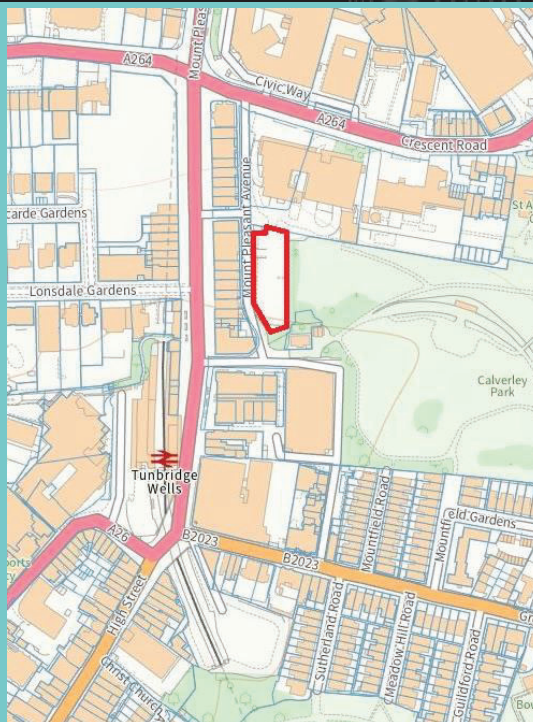
The existing site is designated as Use Class: Sui Generis. The sole selling agents have had no discussions with the Council regarding alternative use development - interested parties to satisfy themselves.

TENURE

Freehold sale with vacant possession.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



LOCATION

Tunbridge Wells is located within Kent and is c.40 miles south east of Central London. The town lies 15 miles to the south of the M25 (Junction 5) giving easy access to the south east stretch of the M25, in addition to the M26/M20 leading out to Folkestone and Dover.

The town is served by the main railway station on Mount Pleasant Road and is operated by South Eastern Railway, providing regular fast and direct commuter services into London Bridge (fastest journey time of 45 minutes).

The site is also within walking distance to a range of national and independent local retail and leisure amenities which also include a number of destination attractions including Hotel du Vin, the St Augustine's Catholic Church, the landscaped Calverley Grounds public open space.

The surrounding area is also characterised by medium density residential uses comprising a range of flats, semi-detached, town houses and some detached family housing.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment only.

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