

**INTERESTING DEVELOPMENT
OPPORTUNITY TO CREATE
AN OFFICE WITH PARKING**



bracketts est. 1828

**Land to The Rear of 119 Wickenden Road
Sevenoaks Kent TN13 3PW**

**INTERESTING DEVELOPMENT
OPPORTUNITY
WITH THE BENEFIT OF
PLANNING CONSENT
FOR DEMOLITION OF THREE GARAGES
AND THE ERECTION OF
A NEW SINGLE STOREY OFFICE
WITH PARKING**

**FREEHOLD FOR SALE
GUIDE PRICE £120,000
SUBJECT TO CONTRACT**

**Land to the rear of
119 Wickenden Road
Sevenoaks
Kent, TN13 3PW**



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Tonbridge
Kent
TN9 1BB

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Also at 27-29 High Street, Tunbridge Wells, Kent

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LOCATION

The property is off Wickenden Road close to its junction with St John's Hill (A225).

The A25 is 300 yards to the north and it is within 1/3rd mile from Bat & Ball Railway Station.

Sevenoaks Town Centre is around 1 mile to the south with access to the M25 at Junction 5 approx. 2 ½ miles to the west. The property is very close to Sevenoaks Hospital.

DESCRIPTION

The premises comprise three attached single garages with a forecourt to the front. There is a shared access which leads from Wickenden Road.

Planning Consent has recently been obtained Ref: SE/16/01639/FUL dated 1st July 2016 issued by Sevenoaks District Council.

Consent has been granted for change of use to BI(a) Offices. Plans and elevations are incorporated within this brochure.

The net internal floor area of the proposed office building is 384 sqft (35.67 sqm).

SERVICES

Interested parties are strongly recommended to make their own enquiries of the various statutory authorities as to the availability of services.

PRICE

Guide Price for the freehold interest with the benefit of the planning consent, with offers invited on a subject to contract only basis with a guide of **£120,000.00**.

LOCAL AUTHORITY

Sevenoaks District Council
Council Offices
Argyle Rd
Sevenoaks TN13 1HG
01732 227000

VIEWING

Strictly by appointment through sole agents **Bracketts – 01732 350503**.

Contact: James Logan
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Important Notice:

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