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OPEN architecture

**Broadwater House • 46 Broadwater Down • Royal Tunbridge Wells • Kent TN2 5PE**

**Residential Development Opportunity – subject to planning – application submitted for 14 apartments**



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## Location

Broadwater Down is a highly sought after residential location on the south west edge of Tunbridge Wells. The road is within a Conservation Area and is characterised by large period Victorian houses and classified as an Arcadian Area with low density development and protected landscaped frontages. Broadwater Down sits between the Eridge Road (A26), to the west, and Frant Road (A267), to the east, and with easy access on foot to the historic Pantiles & "Village Area" of Tunbridge Wells.

## Description

Broadwater House is detached period mansion house arranged over ground, first and second (roof) floors with some large useful basement areas, set in beautiful mature grounds of around 1 acre. The property has subsequently been converted and now comprises 5 self-contained apartments and off street parking.

There is a planning application pending for the conversion, and part demolition of parts of the existing building, together with an extension to create a total 14 apartments each with allocated parking. Planning ref - **18/02773/FULL**

### Existing Schedule of Apartments (GIA)

Unit	Beds	m <sup>2</sup>	ft <sup>2</sup>
<u>Ground Floor Apt.</u>	3B	256	2756
<u>First Floor</u>			
Flat D	2B	65	700
Flat B	2B	91	975
Flat C	2B	105	1128
<u>Second Floor</u>			
Flat A	3B	163	1758
<b>Summary of Existing Units</b>			
GIA of Apts		680	7317
GIA Communal Areas		169	1816* inc basement
<b>Total</b>		<b>849</b>	<b>9133</b>

## Proposed Accommodation

### Proposed Schedule of Apartments (GIA)

Unit	Beds	m <sup>2</sup>	ft <sup>2</sup>
1	1B	100	1078
2	2B	89	955
3	B	75	805
4	2B	91	982
5	2B	148	1588
6	1B	84	902
7	2B	84	905
8	1B	64	686
9	2B	65	697
10	2B	91	974
11	2B	83	890
12	2B	84	903
13	2B	114	1229
14	2B	96	1031

GIA of Apts 1266 13625

GIA Communal Areas 142 1532\* inc basement

**Total 1408 15157**

### Summary of Proposed Units - Total - 14

**3 no. 1 Bed**

**11 no. 2 Bed.**

## Tenure

Freehold with vacant possession.

## Proposal

Offers are sought on a subject to planning basis.

## Guide Price

On application.

## Further Details

Plans and supporting documents can be accessed using the following link:

<https://www.dropbox.com/sh/j4dhi4a5xdl95xu/AAAW4NZJ6Pm2DF9tz5McOkMEa?dl=0>

## Viewing Arrangements

Strictly by appointment and accompanied as the existing building is occupied.

We would respectfully request that no casual inspections are carried out.

East Elevation



West Elevation



North Elevation





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## Land & Development

Contact - Rupert Farrant

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