



FOR SALE - FREEHOLD WITH VACANT POSSESSION

Former Pupil Referral Unit with PP for Conversion to Residential

1 & 2 Hawkwell Business Centre, Maidstone Rd, Pembury TN2 4AG

When experience counts...

est. 1828
bracketts

FOR SALE

**FORMER PUPIL REFERRAL UNIT
WITH PLANNING CONSENT FOR
CHANGE OF USE TO
RESIDENTIAL**

NIA APPROX. 1,437FT² [133.5M²]

UNITS 1 & 2

HAWKWELL BUSINESS CENTRE

MAIDSTONE ROAD

PEMBURY

TUNBRIDGE WELLS

TN2 4AG

est. 1828
bracketts

27/29 High Street
Tunbridge Wells
Kent
TN1 1UU

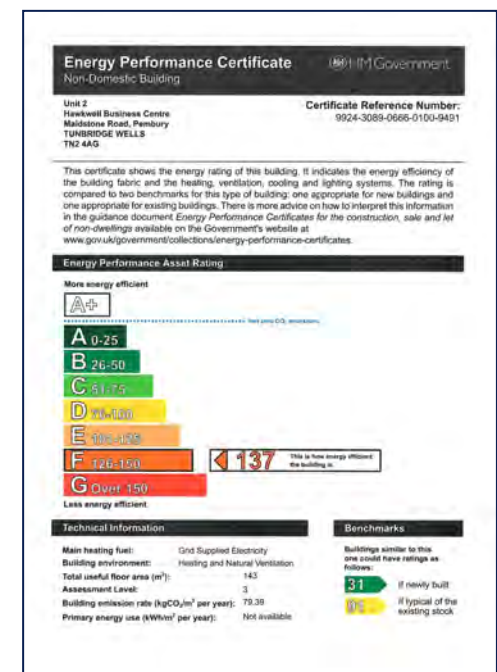
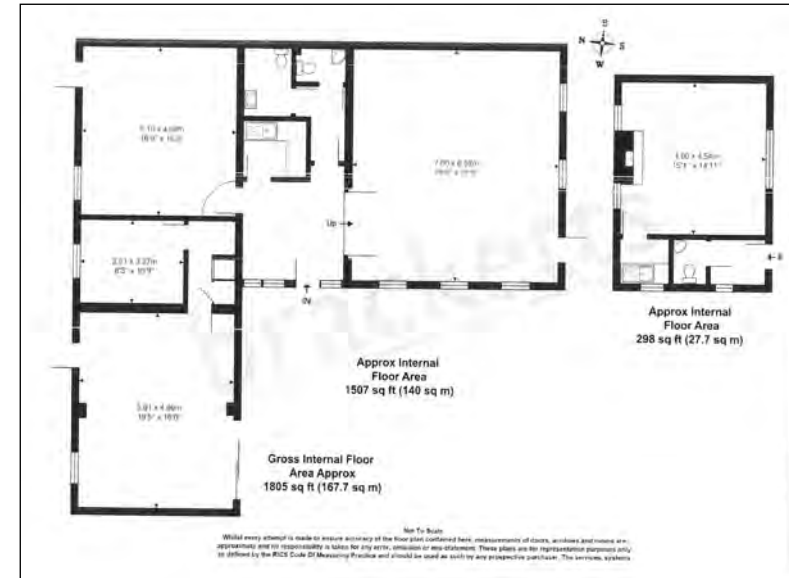
Tel: (01892) 533733 Fax: (01892) 512201

E-mail: tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The Borough has a resident population of approximately 100,000.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 Motorway and has a frequent train service to Charing Cross and Cannon Street.

The property is located on the outskirts of Pembury village approximately 5 miles north east of Royal Tunbridge Wells and 5 miles south east of Tonbridge.

The property is situated on the southern side of the (A228) Maidstone Road approximately 2 miles from the A21.

DESCRIPTION

The property forms part of a small business park and comprises two single storey detached buildings with car parking and gardens. The property was most recently used as a Pupil Referral Unit (subject to conditions). Our client has secured planning consent for Change of Use to residential (Class C3) - refer Planning Application 19/00127/ FULL.

ACCOMMODATION

Unit 1

Ground floor:

Reception, 4 rooms, kitchen and 2 WC's

NIA approx. 1,201ft² [111.5m²]

Car parking and gardens

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Unit 2

Ground Floor:

Entrance hall, 1 room, teapoint and WC

NIA approx. 236ft² [21.9m²]

TENURE

Freehold with vacant possession.

The adjacent house, Little Hawkwell, benefits from a right of way under a Deed of Grant dated 11 January 1993 whereby the space between the Units 1 & 2 can be used as a turning point for vehicles. The owner of 1 Dairy Cottages also claims a right of way between Units 1 & 2 for deliveries and refuse collection.

In terms of vehicular access to Units 1 & 2, the planning consent dated 23 April 2019 (change of use from office use class C3 to residential use class C3) requires a new agreement on highways to be reached with the Highways Authority. By way of background, Units 1 & 2 originally benefitted from direct access to the main highway however this was changed in 1991 to the rear access when the use was changed from residential to office.

GUIDE PRICE

£385,000 [THREE HUNDRED AND EIGHTY FIVE THOUSAND POUNDS].

VAT

We are advised by our client that VAT will not be applicable.

BUSINESS RATES

Enquiries of the VOA website indicate that the property is described as 'Offices and Premises' and has a Rateable Value of £18,000. The Standard UBR for 2019 / 2020 is 50.4 pence in the £.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWING

Strictly by prior appointment with the sole selling agent: **Bracketts Tel: 01892 533733**. Contact: Darrell Barber MRICS - darrell@bracketts.co.uk

Subject to Contract and Proof of Funds
Rev. 14.02.20. DB



Library Photo



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