

**FOR SALE**  
**BUILDING PLOT**  
**TO BE SOLD WITH**  
**PLANNING CONSENT FOR A**  
**DETACHED THREE BEDROOM HOUSE**



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**BUILDING PLOT**  
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**DETACHED THREE BEDROOM HOUSE**

**OFFERS IN EXCESS OF**  
**£220,000 FREEHOLD**

**Land adjoining**  
**11 Uridge Crescent**  
**Tonbridge**  
**Kent**  
**TN10 3EB**



132 High Street  
Tonbridge  
Kent  
TN9 1BB

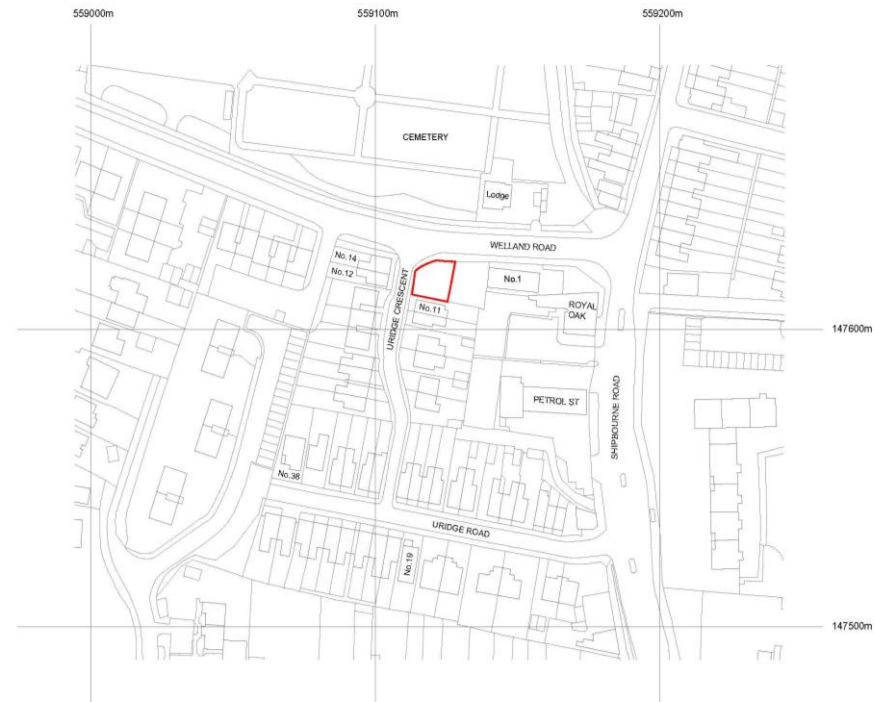
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Also at 27-29 High Street, Tunbridge Wells, Kent

Tel: (01892) 533733





## **LOCATION**

The site is situated on the southern side of Welland Road just off Shipbourne Road, around ½ mile to the north of Tonbridge town centre. The property is within around 1 mile of Tonbridge mainline station providing a fast and frequent train service to London stations with a minimum journey time of around 35 minutes.

Tonbridge has an excellent range of private and state schools at all levels and is a popular commuter market town.

## **DESCRIPTION**

The site is to be sold with the benefit of planning consent reference TM/18/00257/RM dated 29<sup>th</sup> March 2018. Consent has been granted for a detached three bedroom dwelling.

The proposed house provides the following accommodation as shown on plans within this brochure:

### **Ground Floor**

Entrance hall with stairs to first floor and WC with large L-shaped kitchen/dining room with living room off and glazing to patio.

### **First Floor**

Bedrooms 2, 3 and study/bedroom 4, with family bathroom.

### **Second floor**

Master bedroom with en-suite shower room.

## **Outside**

The proposed consented scheme provides a patio area together with a small garden and planting with off-street car parking for one car plus bike shelter.

## **FLOOR AREA**

The proposed house has a total approx gross interal floor area of **111 m2 (1,190sqft)**.

## **SERVICES**

So far as we understand, all mains services are available in Uridge Crescent or Welland Road.

Prospective purchasers will need to satisfy themselves as to the adequacy and availability of such services.

## **LOCAL AUTHORITY**

Tonbridge & Malling Borough Council  
Gibson Building  
Gibson Drive  
Kings Hill  
West Malling  
Kent, ME19 4LZ  
01732 844522

## **PRICE**

**Offers are invited for the freehold interest in excess of £220,000 subject to contract only. No VAT.**

## **LEGAL COSTS**

Each party to bear their own costs.

## **VIEWING**

The site is available for viewing at any time.

For further information contact Bracketts:

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John Giblin  
Email: [john.giblin@bracketts.co.uk](mailto:john.giblin@bracketts.co.uk)

*April 2018*

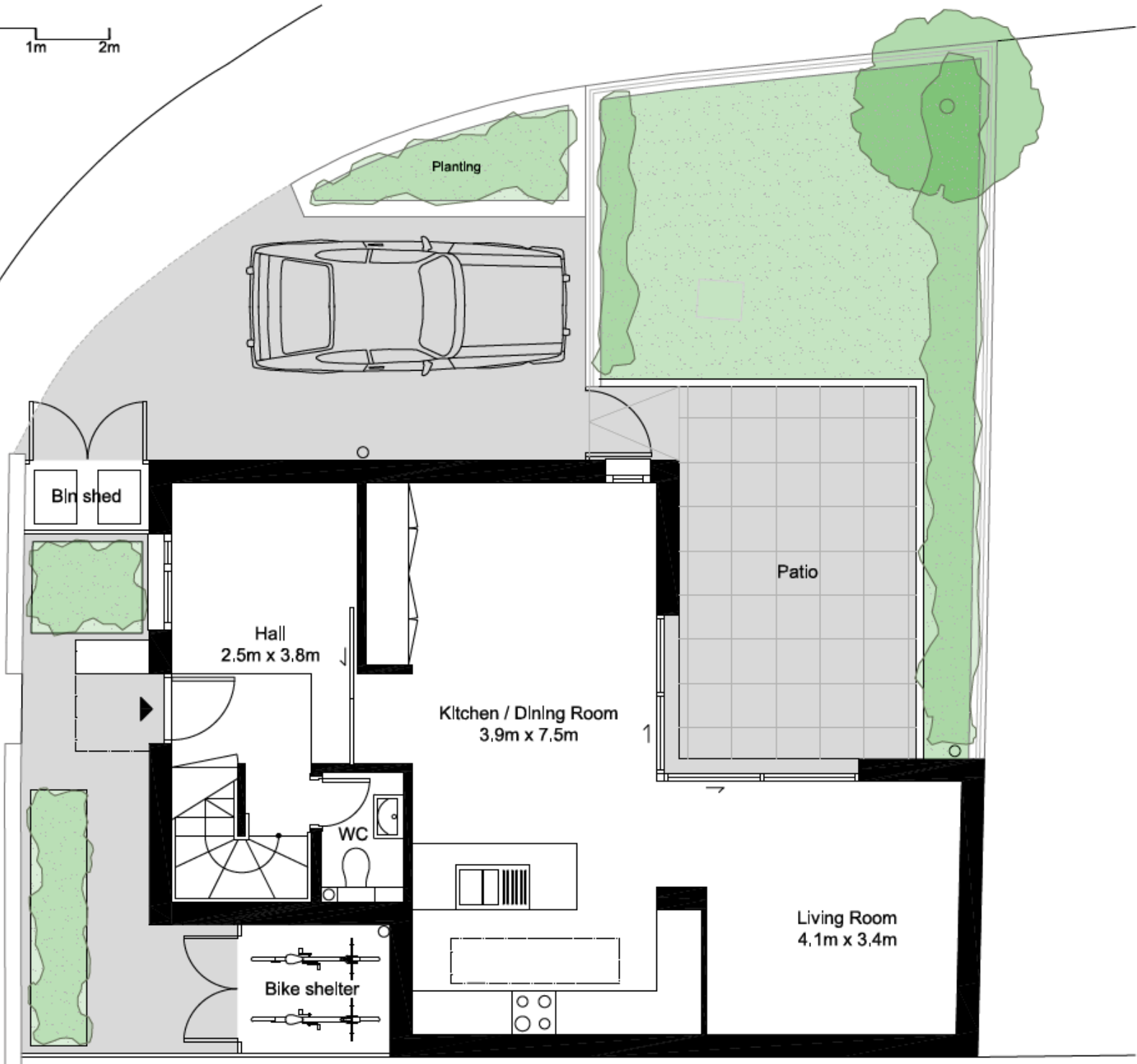
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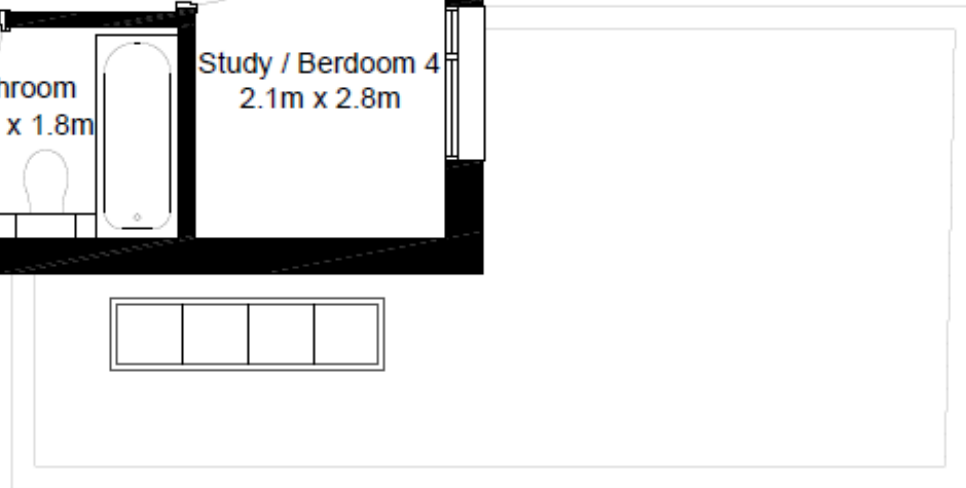
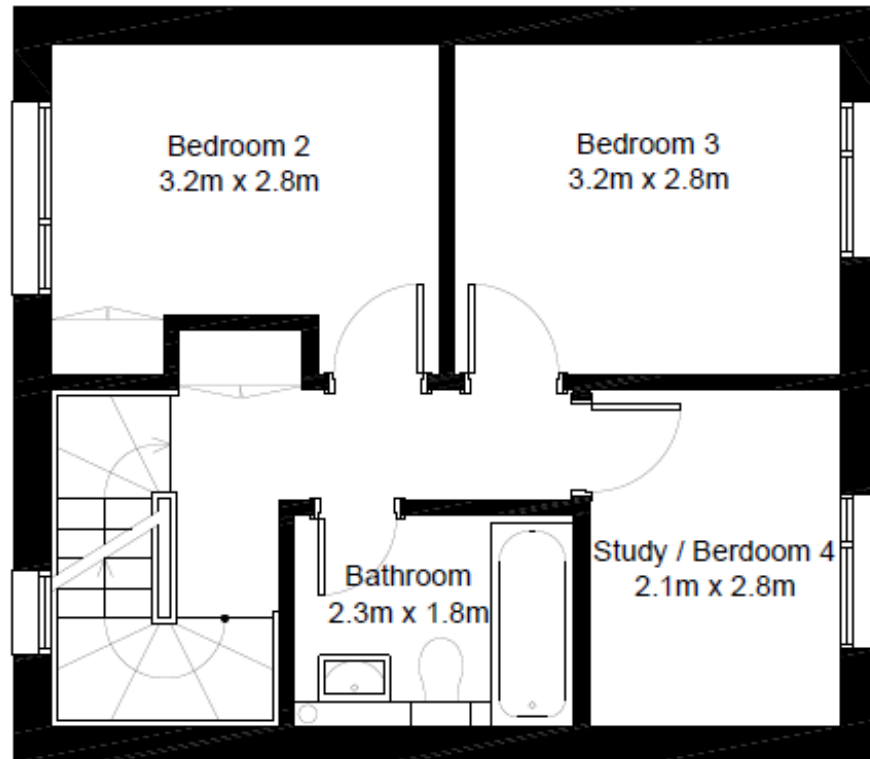
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URIDGE CRESCENT





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