



chartered surveyors  
and property consultants

Indicative proposal



9 Upper Grosvenor Road • Tunbridge Wells • Kent TN1 2DU

**Residential Development Opportunity - For Sale**



**chartered surveyors  
and property consultants**

## Location

Tunbridge Wells is an affluent town in northwest Kent, approximately 40 miles southeast of central London. This property is in a central position and in close proximity to a wide range of retail and leisure facilities. Tunbridge Well is well served with both grammar and public schools, all within a short walk. The town's main line train station is a 10-minute walk, where there are direct services to London Bridge with a journey time of around 50 minutes.

## Description

A potential development opportunity to build 3 new houses together with the refurbishment of the front existing building, which currently comprises 3 self-contained flats. The new build element has received a positive pre-application response from Tunbridge Wells Borough Council. The front building has potential for conversion to an HMO, a pair of semis, or a single-family dwelling. The existing flats could also be redesigned to create more valuable accommodation.

**Full details, including plans and supporting documents available on request.**

## Proposed Accommodation

Pair of 2-bedroom semi-detached - 937 sq ft - each  
Single 3-bedroom detached house - 1260 sq ft.

## Existing Accommodation - front building

Lower ground floor flat - 1 bedroom - 741 sq ft (plus stores - 96 sq ft)  
Raised ground floor garden flat - 3 bedroom - 1147 sq ft  
1<sup>st</sup> floor - 2-bedroom flat - 886 sq ft

## Tenure

Freehold with vacant possession.

## Guide Price

£1.1 m

## Viewing Arrangements

**Strictly by appointment and accompanied.**  
T – 01892 552500  
Rupert Farrant – [rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

Joint-sole agent – Sumner Pridham – 01892 516615



### Important Note:

**Property Misdescriptions Act:** DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Subject to contract, availability & proof of funding.**

## Land and Development



Contact Rupert Farrant on

**01892 552 500**

[rupert@durlings.co.uk](mailto:rupert@durlings.co.uk)

[www.durlings.co.uk](http://www.durlings.co.uk)

**22 Mount Ephriam Road,  
Tunbridge Wells,  
Kent TN1 1ED**