



BOUNDARY FOR INDICATIVE PURPOSES ONLY

# LAND TO THE REAR OF 3-5 LONSDALE GARDENS

## TUNBRIDGE WELLS, KENT, TN1 1NU

**For Sale** - Prime Development Opportunity - 14 x 1 & 2 bed apartments and 2 x 3 bed penthouses





## KEY HIGHLIGHTS

- Development opportunity
- Situated in a highly desirable central town centre location within Royal Tunbridge Wells
- Tunbridge Wells Railway station located 0.1 mile away
- Approximately 0.311 acres (0.126 hectares)
- Freehold for sale with vacant possession
- Unconditional offers invited

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Located in the affluent town of Royal Tunbridge Wells, a historic spa town, offering a range of retailers, leisure facilities and amenities in close proximity. It remains a popular area to live for commuters, families and young professionals alike, benefitting from Tunbridge Wells railway station.

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## LOCATION

The Property is located in the affluent town of Royal Tunbridge Wells, a historic spa town. The town is approximately 36 miles south east of Central London and offers a range of retailers, leisure facilities and amenities in close proximity. It remains a popular area to live for commuters, families and young professionals due to its great connectivity, benefitting from Tunbridge Wells railway station on the main line with an average time of approximately 1 hour to London and connections to Hastings, Ashford International and Strood. To the north is the A26 through Southborough linking with the A21 which serves the M25 at Junction 5. There is a bus network that connects the town centre, Hawkhurst, Wadhurst, Heathfield and Ticehurst.

## SITUATION

The Property is situated south of Lonsdale Gardens, accessed from Vale Avenue. It occupies a central location with Tunbridge Wells railway station located 0.1 mile away. The historic High Street and Pantiles is located to the south, 0.3 mile and 0.5 miles away respectively, boasting boutique bars, eateries and independent retailers. Throughout the year, the Pantiles hosts popular events such as Christmas Markets and the infamous Jazz on the Pantiles music nights. To the north of the town, 0.4 miles away is the Royal Victoria shopping centre providing retail and cafes, as well as the newly developed Amelia Scott Centre, providing community space, educational programs and library facilities.

There is a plethora of highly regarded independent schools and grammar schools located in the area and a wide range of medical facilities including the modern NHS Tunbridge Wells hospital at Pembury. Nearby open spaces include the Decimus Burton designed Calverley Park 0.2 miles away or further afield, Bewl Water and Beddebury Forest are 10 & 15 miles away respectively.



## DESCRIPTION

The site comprises of a former car park to the rear of 3-5 Lonsdale Gardens occupying a quiet backwater in the most central of locations. The site is rectangular in shape and on a sloping gradient, totalling 0.311 acres (0.126 ha). Access is provided by a footpath from Lonsdale Gardens to the north and Vale Avenue by car from the south.

## SERVICES

Main services are believed to be in close proximity, however interested parties should make their own enquiries of the relevant statutory authorities.

Prospective purchasers should satisfy themselves that the service connections and capacities are suitable for their purposes. No warranties are provided in this sale.

## PLANNING

The Property is situated within the planning jurisdiction of Tunbridge Wells Borough Council and falls within a Conservation Area. Planning permission for the current scheme was granted in June 2022 under decision notice 22/01212/FULL "Minor Material Amendment (Variation of Condition 2) (alterations to internal layout, external appearance, and to parking and landscaping), removal of condition 29 (gym); variation/removals of conditions 5 (levels), 25, 26, 27 and 28.

This minor material amendment relates to the original planning permission under 21/01785/FULL which was granted in November 2021.

The proposed 16 apartments are to be built over five storeys comprising 14,828 sq ft (1,378 sq m) GIA. The planning permission provides 18 car parking spaces.

### Proposed Accommodation

FLAT	BEDS	GIA (SQM)	GIA (SQ FT)
1	2	93.8	1,010
2	1	65.1	701
3	1	52	560
4	2	77.4	833
5	2	82.6	889
6	1	93.8	1,010
7	1	65.1	701
8	2	52	560
9	2	77.4	833
10	2	82.6	889
11	2	93.8	1,010
12	2	103.4	1,113
13	2	103.8	1,117
14	2	88.6	954
15	3	123.1	1,325
16	3	123.1	1,325
<b>TOTAL</b>		<b>1,378</b>	<b>14,828</b>



### Proposed Residential Building Elevation (Front)

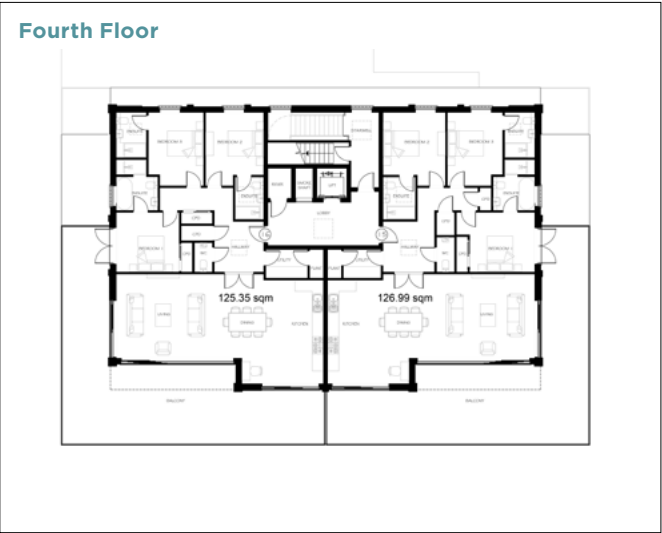
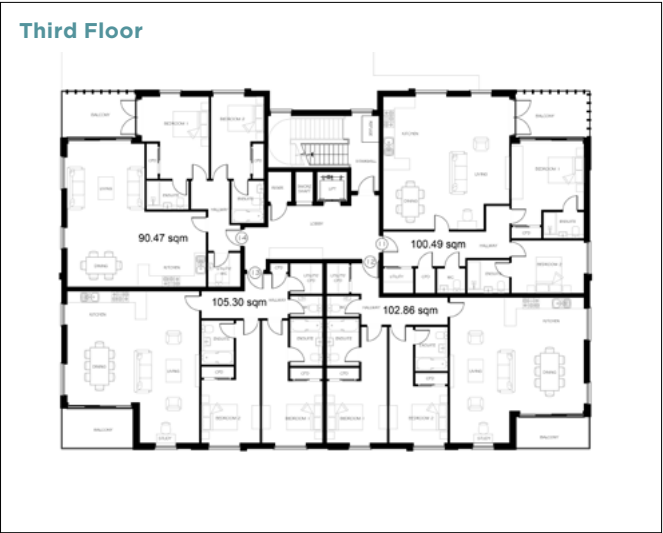
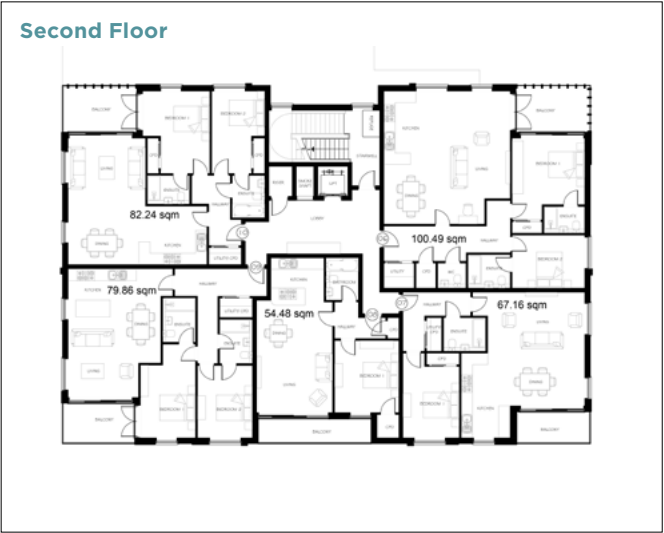
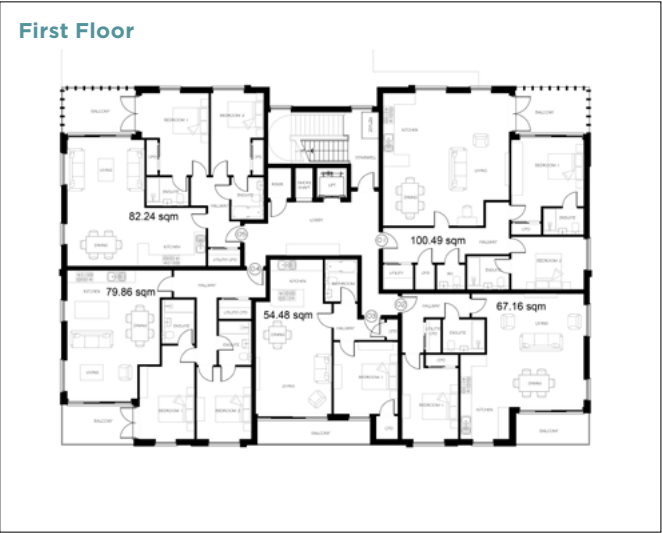


### Proposed Residential Building Elevation (Rear)





FLOOR PLANS





## TENURE

The Site comprises of the freehold interest registered at the Land Registry under Title No. K393290, K914851 and K520122. It is to be sold with vacant possession.

## METHOD OF SALE

Offers invited on an unconditional basis and are sought via informal tender. We kindly ask that offers specify:

- Purchase price;
- Any conditionality;
- Payment profiles;
- Timescales for exchange and completion;

The Vendor reserves the right not to accept the highest, or indeed any offers submitted, and may withdraw the property from the market at any time.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agent:

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