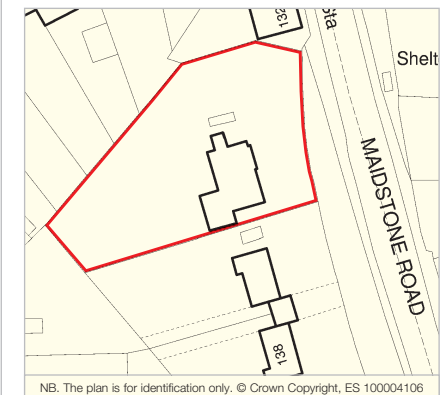


Tonbridge

**134 Maidstone Road,
Paddock Wood,
Kent
TN12 6EB**

- **A Freehold Development Site extending to approximately 0.146 Hectares (0.361 Acres)**
- Currently occupied by a Five Bedroom Detached House
- Planning permission for demolition of the existing building and erection of Three Houses and Four Flats

Vacant Possession



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 12 noon – 12.30 p.m. (Ref: UD).

Seller's Solicitor

Messrs Meadows Ryan
(Ref: Piers Meadows).
Tel: 01932 852 057.
Email: piersmeadows@meadowsryan.com

VACANT – Freehold Development Site



Tenure

Freehold.

Location

The property is situated on the west side of Maidstone Road just to the south of its junction with Ringden Avenue. Local amenities are available approximately half a mile to the north whilst Tonbridge town centre is approximately 6.5 miles to the west. Paddock Wood Rail Station provides direct services to both London Charing Cross and Cannon Street Stations with journey times of approximately 55 minutes. The A21 is situated approximately 5.2 miles to the south.

Description

The property comprises a site presently occupied by a detached house arranged over ground and first floors beneath a pitched roof. To the front is a drive leading to a garage together with a garden. To the rear is a large garden. The property is set within approximately 0.146 hectares (0.361 acres). The property is to be offered with planning permission for the demolition of the existing building and erection of three houses and four flats.

Accommodation

Ground Floor – Hallway, Kitchen, Reception through to Further Room, Room, Kitchen, Utility, WC with wash basin

First Floor – Five Rooms, Bathroom with bath, shower, WC and wash basin, Separate WC

Site Area – Approximately 0.146 Hectares (0.361 Acres)

Planning

Local Planning Authority: Tunbridge Wells Borough Council.
Tel: 01892 554 604.

The property has planning permission (granted on appeal) dated 29th May 2013 (Appeal Decision – APP/M2270/A/12/2188421) for 'replacement of an existing dwelling house with 3 houses and 4 flats'. The Original Decision Application (Ref: 11/02218/FUL/TAI) was dated 14th July 2011.

Upon completion of the approved works the property will provide 3 x three bedroom houses and 4 x two bedroom flats.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.