



# PEMBURY ROAD, TUNBRIDGE WELLS, TN2 3QD

## **Knight Frank**

- ◆ Site of approx 1.69 acres (0.68 ha)
- ◆ Potential for C2 (residential institutions) or C3 (residential) development, subject to necessary consents
- ◆ For sale freehold



# PEMBURY ROAD, TUNBRIDGE WELLS, KENT, TN2 3QD

## Location

The site is located on Pembury Road (A264) a main arterial route into Tunbridge Wells, Kent.

The site is approximately 1.3 miles from the train station and the town centre.

The nearby uses to the site predominately comprise a neighbouring school, residential areas in Blackhurst and Chilwood Park and surrounding woodland.

## Description

The site is around 1.69 acres (0.68 ha). It comprises lawned and wooded areas and it generally slopes gently downwards away from the main road.

The site is located on a ridge of land fronting the Pembury Road and is lined on the northern, eastern and southern boundaries by mature trees, laurel bushes and hedges. The surrounding mature wooded areas, together with neighbouring existing buildings, provides a natural boundary to the site.

A footpath runs along the north eastern boundary of the site. This footpath is hidden by mature trees.

## Town Planning

The Local Plan was adopted on 24 March 2006 following extensive public consultation. It provides local planning policies to provide for both change and conservation in the Borough over the period to 2011. The Local Development Framework (LDF), which will replace the Local Plan, is currently being compiled. The Core Strategy is the first document to be adopted as part of the LDF. It was adopted on 17 June 2010. It is a strategic planning document which provides the overarching principles for development in the Borough to 2026.

We summarise the planning environment for the site here:

- ◆ The site is located within the Limits of the Built Development
- ◆ The site is situated within a Conservation Area
- ◆ The site is located adjacent to a Special Landscape Area, the Metropolitan Green Belt and an area of Landscape Importance

The site is within a Conservation Area bounded by the Green Belt and the Special Landscape Area and the visual impact of any development on these surrounding areas needs to be considered in any planning application. However, the site is surrounded by large banks of mature trees and planting which obscure the site from all directions except across the valley on the southern side.

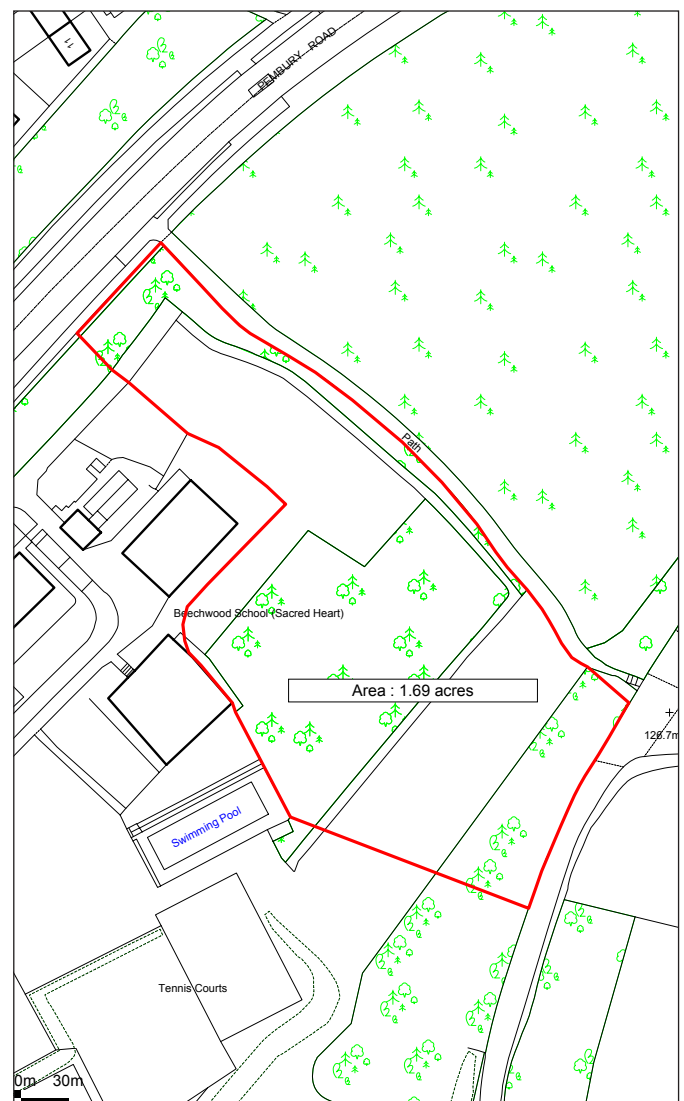
Tunbridge Wells Borough Council has identified the landscaping and the approach into Tunbridge Wells along the Pembury Road as being an Important Landscape Approach. Any alterations to this would only be permitted where no significant harm would be caused to the appearance and character of this approach.

Representations have been submitted to Tunbridge Wells Borough Council in response to the Allocations DPD Questionnaire for the inclusion of the site within the Local Development Framework as a site suitable for development.

It is of note that the recently Adopted Core Strategy Document and the Allocations DPD Consultation Pack recognises a pressing need for sheltered housing and care home accommodation to meet the needs of the significant increase in older people, predicted over the foreseeable future.

## Site Plan/Aerial Photograph

The red line is indicative only and denotes approximate site area which is subject to verification by our client.



## Development Proposal

We are of the opinion that, subject to the necessary consents, the site is suitable for a C2 (residential institution) use development comprising a care/nursing home; or assisted living/sheltered housing apartments; or alternatively the site may be suitable for residential development.

From due diligence that our client's architect, Lee Evans Partnership LLP, has completed we are of the opinion that subject to the necessary consents a development of circa 30,000 sq ft may be suitable for the site.

A new entrance through the Important Landscape Approach along Pembury Road is required to access the site. The belt of vegetation along the side of the road is currently regularly broken by ornate gateways providing access into existing properties. Lee Evans Partnership LLP is of the opinion that a new stone gated/pillared entrance could be created which would not materially detract from the character of the area.

## Tenure

The property is offered for sale freehold with vacant possession. The freehold title is registered at the Land Registry K909574. There are a number of restrictive covenants across the site contained in a Deed dated 11 June 1885. Full details are available on the dedicated website.

There will be an agreement negotiated to ensure the maintenance of the boundary structures, a right to connect to services serving the site and a restriction on the height of any new building/proximity to the boundary.

Vendor's solicitors: Bircham Dyson Bell LLP, c/o David Darvill, Partner, 50 Broadway London SW1H 0BL, Tel: 020 7783 3620, Email DavidDarvill@bdb-law.co.uk

## Statutory Authority

Tunbridge Wells Borough Council, Town Hall, Tunbridge Wells, Kent, TN1 1RS. Tel: 01892 526121. Email: info@tunbridgewells.gov.uk

## Plans, Areas and Schedules

These are based on Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser shall be deemed to be satisfied as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Method of Sale

Please see the dedicated website for the bid procedure document and bid date.

## VAT

We are advised that the site will be exempt from VAT as the Vendor is a charity.

## Viewing Arrangements

Should you wish to view the site, which is strictly by prior appointment only, please contact Tom Scaife at Knight Frank LLP. Tel: 020 7861 5429. Email: tom.scaife@knightfrank.com.

## Further Information

Further information on the site is available including:

- ◆ Title Information
- ◆ Legal Report
- ◆ Bid Procedure
- ◆ This Brochure
- ◆ Site Plan
- ◆ Topographical Plan
- ◆ Tree Survey Plan
- ◆ Tree Survey
- ◆ Ecological Survey

- ◆ Heritage Statement
- ◆ Visual Impact Statement
- ◆ Proposed Development Plan
- ◆ Proposed Site Sections
- ◆ Submissions to LDF Site Allocations

This information is available from the dedicated website [www.inst.knightfrank.com/view/tunbridge](http://www.inst.knightfrank.com/view/tunbridge)  
The password is wells.

## Planning Conditions

Our client's architect/planning consultant is Lee Evans Partnership LLP, c/o Nick Lee Evans, St John's Lane, Canterbury, CT1 2QQ. Telephone: 01227 784444. Email: nick.lee@lee-evans.co.uk

Should you wish to discuss the site in further detail please contact:

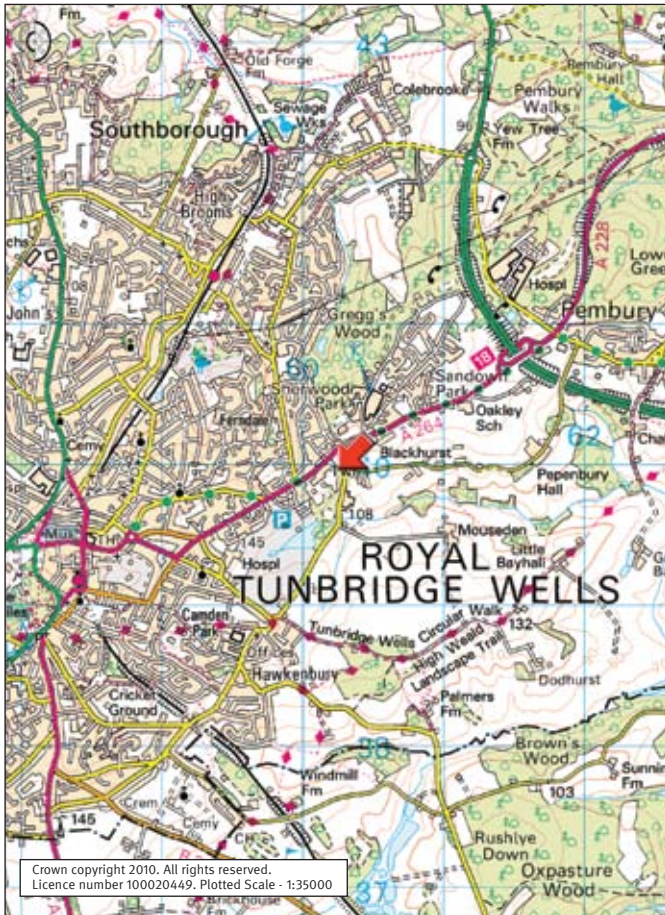
Emma Cleugh BSc (Hons) MRICS, Partner  
Knight Frank LLP  
55 Baker Street  
London  
W1U 8AN  
+44 (0)20 7861 5427  
emma.cleugh@knightfrank.com

Christopher Wishart, Associate  
Knight Frank LLP  
55 Baker Street  
London  
W1U 8AN  
+44 (0)20 7861 1076  
christopher.wishart@knightfrank.com

Tom Scaife MSc, Surveyor  
Knight Frank LLP  
55 Baker Street  
London  
W1U 8AN  
+44 (0)20 7861 5429  
tom.scaife@knightfrank.com

## Charities Act 1993

The sale of the property is governed by the Charities Act 1993



Tunbridge Wells Town Centre



Tunbridge Wells Farmer's Market

### Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: October 2010. Photographs dated: October 2010.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.