



Cranbrook Health Clinic, Jockey Lane, Cranbrook, Kent, TN17 3JN

Suitable for various D1 uses, investment or redevelopment subject to planning

NHS
Property
Services

JIG
Planning and Development

Cranbrook Health Clinic, Jockey Lane, Cranbrook, Kent, TN17 3JN

An opportunity to purchase a site that holds excellent potential within the hugely desirable town of Cranbrook in the Royal Borough of Tunbridge Wells. The site would suit a variety of Class D1 operators, residential developers and investors.

The Site

The site features a single storey property with a Gross Internal Area of 320sq m. The property is now vacant and surplus to the operational requirements of the NHS. A parking area for 10 cars is provided to the rear.

Location

The site is conveniently located for the High Street which is a short walk away with its array of independent shops and eateries. A number of schools are nearby. The property benefits from a direct view of the impressive St Dunstan's Church and is surrounded by further community facilities.

Connections

Cranbrook does not have a train station and the nearest railway connection is at Staplehurst which is 5 miles away. Services from Staplehurst take 53 minutes to London Bridge with other London Terminals accessible in just over an hour. Road connectivity is via the A229.

Planning

The property provides much flexibility in respect of its planning potential. Due to the previous use of the property as a health clinic its existing Use Class is deemed to be D1 (Non-Residential Institutions). Alternative D1 uses may be suitable or alternatively a residential scheme subject to obtaining all the necessary consents.

Local Planning Authority

Tunbridge Wells Borough Council
Planning Department
Town Hall
Royal Tunbridge Wells
Kent
TN11 1RS.

<https://www.tunbridgewells.gov.uk>

Tenure

Freehold with vacant possession upon completion.

Legal and Technical Information

All the available legal and technical information relating to the site can be obtained by contacting the selling agent, JIG Planning & Development Ltd.

Method of Sale

The Freehold interest in the site is being offered by way of informal tender. Offers are invited on an unconditional and subject to planning basis and may be subject to overage and clawback provisions. All offers should be received by noon on Friday 17 January 2020.

Offers are to be submitted in writing to Iwan Jones via a Bid Proforma – a copy of which can be requested via email iwan@jigpd.co.uk

Viewing

Scheduled viewings will take place on Monday 16 December. Please contact the agent direct to arrange a time.

Contact

Iwan Jones
07818 420857
iwan@jigpd.co.uk

