







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

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





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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 TN1 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





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IMPORTANT NOTICE

JIG Planning & Development for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and elessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference 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 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 of them. 3. No person in the employment of JIG Planning & Development has any authority to make or give any representation or warranty whatever in relation to this property on behalf of JIG Planning & Development, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Particulars prepared December 2019. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you.