

105 Hadlow Road, Tonbridge, Kent, TN9 1QE

Semi-detached dwelling in need of refurbishment with a side garden suitable for a new dwelling, subject to planning

NHS
Property
Services

JIG
Planning and Development

105 Hadlow Road, Tonbridge, Kent, TN9 1QE

An opportunity to purchase a 3-bedroom semi-detached property in need of refurbishment with scope for a new dwelling within the side garden subject to obtaining all the necessary consents.

The Site

The total site area is 0.09 hectares. Built in the 1950's as a pair of semi-detached 'Police Houses' 105 Hadlow Road is now vacant and surplus to the requirements of the NHS.

Location

The site is conveniently located for Tonbridge town centre and a number of local schools. Access is off the A26 with the property slightly set-back from the road.

The Opportunity

The existing dwelling presents the opportunity to extend to the rear and perhaps utilise the roofspace for an additional bedroom. General upgrading is required to provide a contemporary

family home. To the side, there is scope to build a new dwelling of similar proportions (subject to obtaining all the necessary consents). This would require the removal of the existing side extension of 105 Hadlow Road.

Planning

The site lies within the jurisdiction of Tonbridge & Malling Borough Council. A precedent has already been set for the formation of a terrace of 3 dwellings as planning permission was granted in 2004 for a new dwelling in respect of the adjoining pair of semi's 109/111 Hadlow Road - planning application reference TM/04/02178F/L. This would represent a material planning consideration in the determination of a new dwelling within the side garden of 105 Hadlow Road.

Interested purchasers should make their own enquiries with the local planning authority at:

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

Tenure

Freehold with vacant possession 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 basis only and may be subject to overage and clawback provision. All offers should be received no later than 5pm on Friday 26th February.

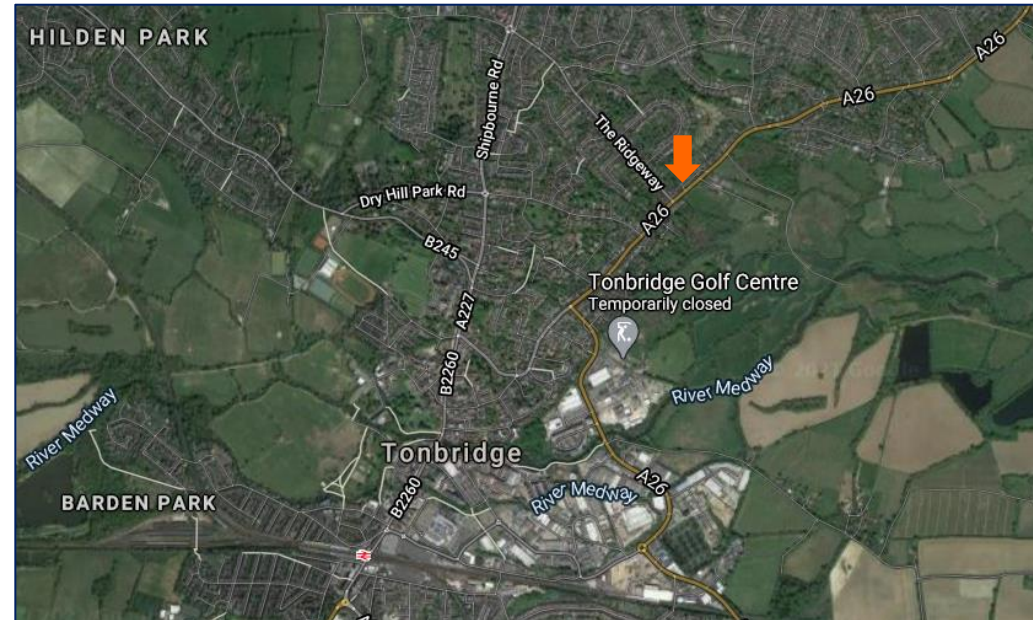
Target date to exchange and complete is set at 31st March. Offers should be submitted in writing via email to iwan@jigpd.co.uk

Viewing

Scheduled viewings will take place on 9 and 10 February. Please contact the agent direct to arrange a time slot on either of those days.

Contact

Iwan Jones
07818 420857
iwan@jigpd.co.uk



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 lessees 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 January 2021. 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.