



AIRSPACE AT 86 - 92 HARGREAVES HOUSE CALVERLEY ROAD, TUNBRIDGE WELLS TN1 2UN

SUMMARY

- Leasehold interest of the roof and airspace above a mixed-use building
- Planning permission to create 4 x residential apartments with private terraces
- Town centre location close to Tunbridge Wells Station
- Offers invited in excess of £400,000 for 150 year leasehold interest

DESCRIPTION

The property comprises the roof and airspace above an existing mixed-use building with residential uppers in the sought-after area of Tunbridge Wells.

LOCATION

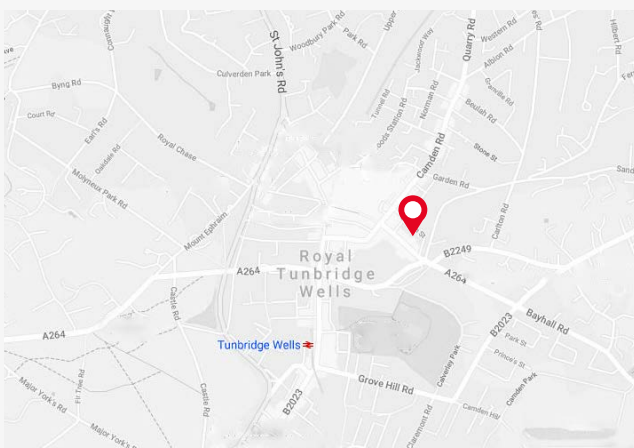
The property is prominently located on Calverley Road in Tunbridge Wells, an affluent commuter town in North West Kent approximately 35 miles south-east of Central London.

The immediate area comprises mainly commercial uses with the main shopping area of Mount Pleasant Road and the High Street located within a short walking distance of the property, offering a wide range of shops and amenities

Tunbridge Wells Station is located approximately 0.6 miles from the property with direct trains running to Charing Cross, London Bridge, Waterloo and Cannon Street in circa 50 minutes.

DEVELOPMENT POTENTIAL

The property benefits from planning permission, granted on 9th June 2020 under reference 20/01016/FULL, to build an additional 3rd storey to provide 4 residential units (2 x 1 bedroom and 2 x 2 bedroom), all benefiting from private terraces.





TENURE

The property will be sold on a new 150 year lease of the entire roof and airspace, subject to a ground rent of £1,000 per annum payable to the freeholder.

TERMS

Offers are invited in excess of £400,000 for 150 year leasehold interest.

VAT

The property is not elected for VAT.

ADDITIONAL INFORMATION

Further information including approved planning documents can be found within our [dataroom](#) using the access code 'Airspace'.

CONTACT

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agents:

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APPROVED ACCOMMODATION SCHEDULE

Unit	Floor	Description	NIA ft ²	NIA m ²
1	Third	1 Bedroom Apartment plus Terrace	570	53
2	Third	1 Bedroom Apartment plus Terrace	560	52
3	Third	2 Bedroom Apartment plus Terrace	700	65
4	Third	2 Bedroom Apartment plus Terrace	775	72
Total			2,605	242

