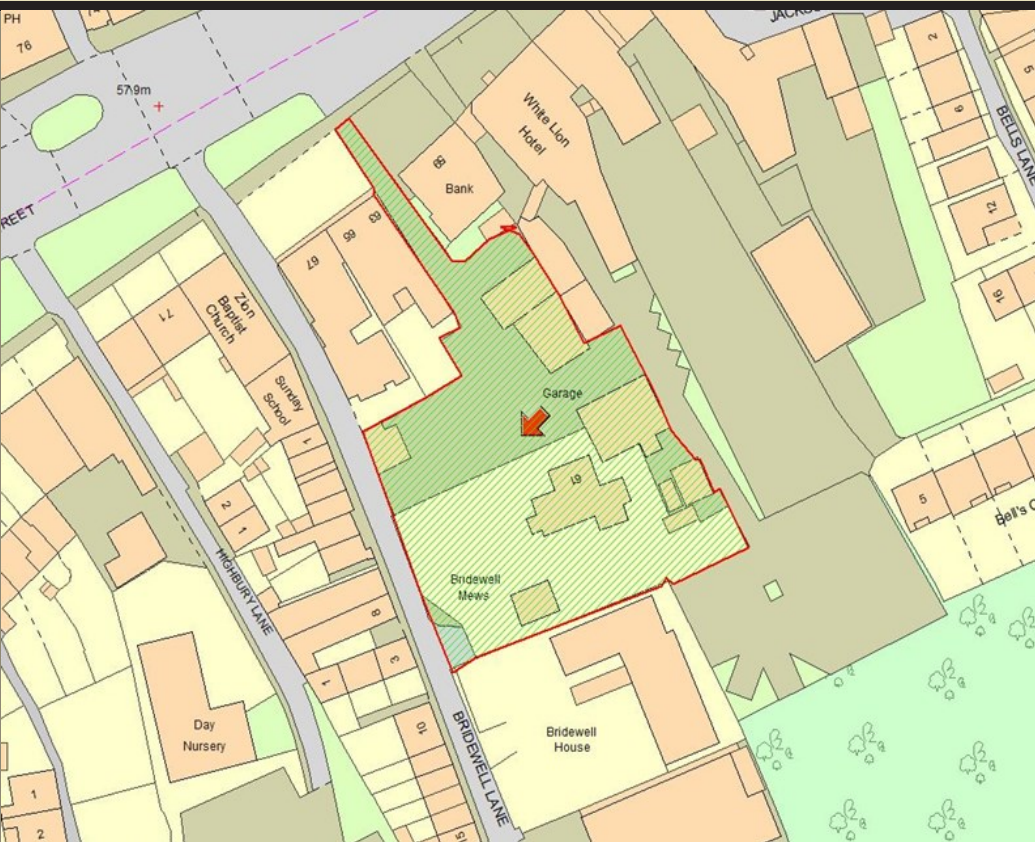


# Garage Premises and Substantial Detached Dwelling with Development Potential (subject to consents)

Unconditional or Subject to Planning Offers Invited



## Central Garage Tenterden

All images for identification only

Central Garage  
61 High Street  
Tenterden  
Kent  
TN30 6BD

**For Sale**

## Site Description

The site which is known as Central Garage Tenterden consists of vacant workshops, outbuildings, offices and a car showroom along with associated parking. There is also a residential dwelling located on the south east of the site known as 61 High Street with ancillary garaging and garden space with a separate gated access via Bridewell Lane. We understand the site is around 0.59 acres or 0.23 hectares.

## Location

The site is located in the affluent historic town of Tenterden, immediately off the attractive High Street.

The site is within walking distance of local amenities which include a wide range of shops, café`s, restaurants, banks and a Waitrose. Ashford is around 12 and a half miles from the site and Tunbridge Wells is approximately 22 miles from the site.

Appledore Station is the nearest train station which is around 6 miles from the site and approximately 1 hour 16 minutes to London, however Ashford International is around 12.8 miles from the site, with its excellent High Speed service to London and approximately 38 minutes to London.

## Development Potential

The site may offer potential for residential, mixed use or retirement use re development (subject to any required consents) Interested parties are should speak to Ashford Borough Council`s planning department on 01233 331111.

## Access

We understand the site is accessed off a short roadway which leads off the High Street between 59 and 63 High Street. We understand there is also access to 61 High Street via Bridewell Lane.

We understand from our Clients there is no formal right of way through the site, further details awaited.

## **Buildings Schedule** (all measurements approximate)

### **1) Show Room**

(Left hand section) 31` x 18`7`` Max

Waiting room (right hand section) 30`10`` x 25`9`` Max

Stairs to first floor

Office 1, 15`6`` x 10`

Office 2, 17`6`` x 8`6``

Kitchen/WC

### **2) Store**

Room 1, 22` x 10`6``

Room 2, 19`6`` x 8.04`` (reducing to 2`10``)

### **3) Workshop**

40`5`` x 39.6`` with part mezzanine + WC

### **House (61 High Street)**

Detached 3 bed home with double garage.

**All measurements are approximate and maximum dimensions.**



All images are for identification only

## Tenure

The site is to be sold Freehold with vacant possession on Completion.

## Method of Sale

Offers are invited by way of an informal tender on an unconditional or conditional basis. All offers must be submitted in writing to RPC's Tonbridge Office.

Please could all bids be accompanied with any conditions you wish to add to your offer along with proof of funding for all offers, and a proposed scheme for subject to planning offers.

The vendor is not under any obligation to accept the highest or indeed any offer.

## Services

All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

## VAT

To be confirmed

## Agent`s Note

We have agreed with the Vendors that the Purchasers will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

## Viewing

Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.

## Agent Details

**Peter Bowden**

**01732 363633**

**[P.Bowden@rpcland.co.uk](mailto:P.Bowden@rpcland.co.uk)**

### **West Kent Office**

RPC Land & New Homes Ltd

158 High Street

Tonbridge

Kent, TN9 1BB

Tel: 01732 363633

Fax: 01732 359726



## Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.