

FORMER PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL FOR A VARIETY OF USES SUBJECT TO PLANNING

OFFERS INVITED ON AN UNCONDITIONAL BASIS



The Railway Tavern

Jarvis Brook
Crowborough
East Sussex TN6 2JL

For Sale

Location

The Railway Tavern is situated in a prominent position on the corner of Crowborough Hill and Farningham Road opposite the station which provides regular services to London.

Crowborough offers a good selection of shopping facilities with supermarkets including a Waitrose, banks, individual shops and the area is well served with a wide selection of schooling for all age groups including a sixth form community college and highly regarded primary schools. In addition the area offers good sporting facilities including Crowborough Leisure Centre and two golf courses and a dry ski slope.

Description

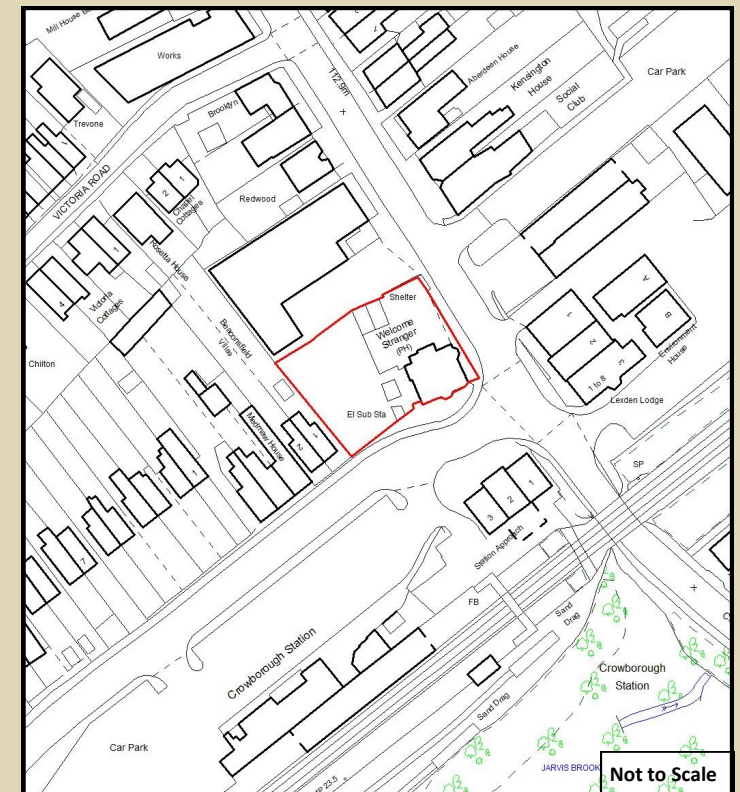
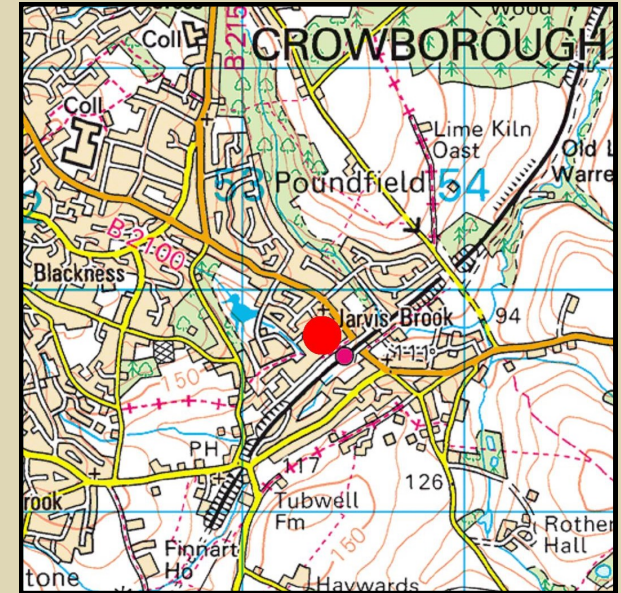
The Property is a large 2 storey detached property with brick and rendered elevations under a pitched tiled roof. Internally the property comprises a large open plan bar area, kitchen and ladies and gents toilets on the ground floor. The first floor comprises 5 separate rooms, a kitchen and bathroom. There is a cellar under part of the property.

Outside there is a large garden and parking area with access from Crowborough Hill. The site we understand extends to approximately 0.25 acres.

Development Potential

The site may offer potential for residential or other types of development. Interested parties are referred to Wealden District Council.

The vendor's have supplied various drawings for developing the site for housing including conversion/new build and complete new build, details available on our website. Please note that these plans are for indicative purposes only and no discussions with the local authority have been undertaken so no reliance can be placed on them.



Accommodation

The accommodation is arranged as follows:

Ground Floor :

Bar Area: 11.5m x 9.2m (maximum)

Ladies and gents toilets

Kitchen: 3.2m x 2.68m

Basement:

Cellarage under part the building

First Floor:

Room 1: 4.3m x 3m

Room 2: 4.8m x 4.3m

Room 3: 4.3m x 3.36m

Room 4: 3.27m x 1.9m

Room 5: 3.27m x 2.97m

Kitchen: 3.53m x 3.5m

Bathroom: 3.1m x 2.7m

Outside:

Large garden area and large car park with access from Crowborough Hill.

VAT

To be confirmed

Tenure

Freehold with vacant possession

Method of Sale

The freehold site is offered to the market with unconditional offers invited.

All offers must include.

1. Offer price for the property;
2. Details of due diligence required prior to exchange of contracts;
3. Confirmation of funds.

Viewing strictly by appointment with the Vendors Agent.

Services

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

Agents Details and Viewing

For further information or to book a viewing appointment please contact

RPC Land & New Homes.

Peter Bowden

West Kent Office

01732 363633

RPC Land & New Homes Ltd

P.Bowden@rpcland.co.uk

158 High Street

Tonbridge

Kent, TN9 1BB



As a Regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Misrepresentation Clause

RPC Land & New Homes and Porters 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 and Porters 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 and Porters 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 and Porters 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 or Porters has any authority to make or give any representation or warranty whatsoever in relation to the property.