



Exciting Commercial Property with
Residential Development Potential,
Subject to all Necessary Consents

101 SHIPBOURNE ROAD
TONBRIDGE. TN10 3EG

Site Description

The premises at 101 Shipbourne Road is suitable for a number of uses subject to planning. Located to the north of Tonbridge town centre at the junction of Dernier Road and Shipbourne Road. The property is surrounded primarily by residential dwellings, with a service station, public house and primary school located at Welland Road Junction less than a minute walk to the south.

The property in its current form has a commercial ground floor, comprising shopfront, kitchen and large storage area. To the first floor there are three bedrooms and one family bathroom. Externally there is a single parking space out the front of the property. The property can also be accessed from the side via Dernier Road. The property is in need of modernisation throughout and subject to the necessary planning consents could be converted back into a residential family home, or possibly converted to multiple dwellings. Buyers would need to satisfy themselves with regards to these options.

Tonbridge is a historic market town with an iconic 13th century castle and a wide range of amenities, with several high street favourites, independent shops and a Waitrose. Further shopping can be enjoyed in local towns including Tunbridge Wells and Sevenoaks. Tonbridge offers excellent connectivity to London and the coast, via the A21, A26 and motorway networks. Additionally, Tonbridge station has services to London Bridge from 31 minutes, Cannon Street from 38 minutes and Charing Cross from 41 minutes. There is an excellent range of both state and private schools in the locality, including multiple grammar schools.

Local Leisure facilities include Nizels Health Club, Tonbridge School Sports Centre, Poult Wood Golf Centre, Tonbridge, and the Angel Leisure Centre. Other golf courses such as Knole and Wilderness are slightly further afield.



Sales and Viewing Information

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.

Tenure

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

Method of Sale

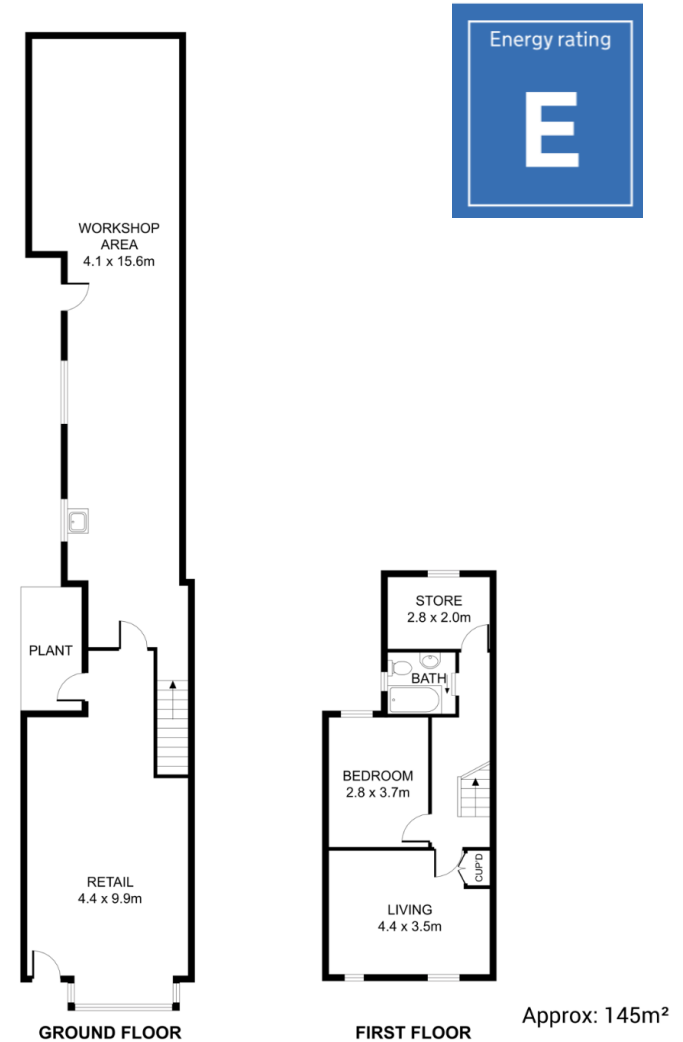
- Offers are invited by way of Private Treaty (subject to contract.) The Vendors are looking for unconditional offers. All offers should be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk

In submitting a proposal, please include the following:

- Offer price
- Details of any assumptions and conditions, including any abnormal costs and S106/CIL if appropriate
- Details of purchasers funding arrangements
- Due diligence required prior to exchange of contracts along with associated timeframe.
- Confirmation of exchange and completion timescales.
- Full solicitor's details
- The Vendor reserves the right not to accept the highest nor any bid made for the site.
- 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

Viewing

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



Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



Misrepresentation Clause

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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.

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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.

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