



Exciting Opportunity for Commercial  
Property in Tonbridge with Planning  
Consent for 2No. 3-bed dwellings

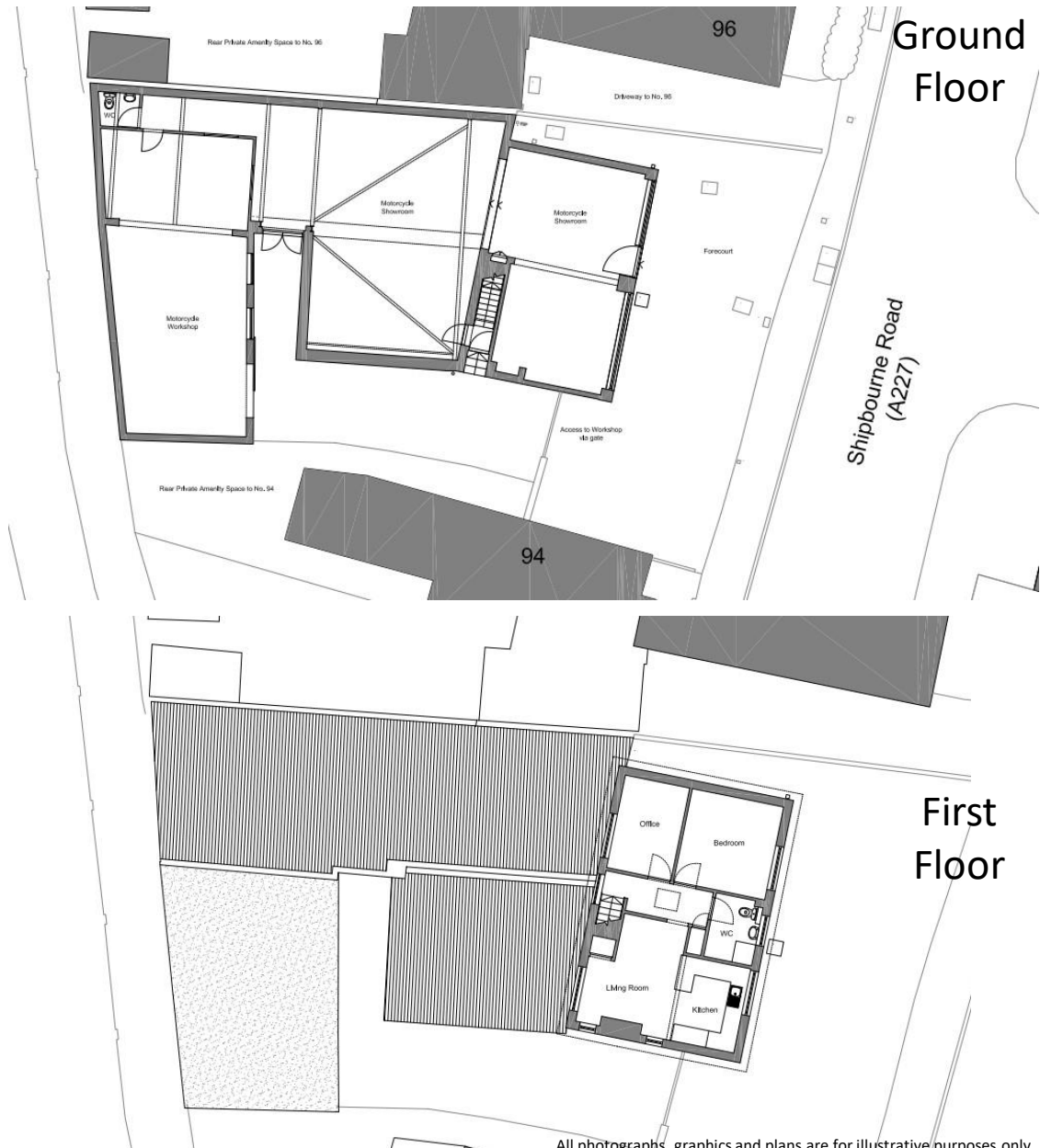
94A, 94C SHIPBOURNE ROAD  
TONBRIDGE. TN10 3EG

# Site Description

The premises at 94A, 84C Shipbourne Road is suitable for a number of uses subject to planning. The site consists of a motorcycle showroom and workshop, with road frontage forecourt and upstairs accommodation, located to the north of Tonbridge town centre at the junction of Dernier Road and Shipbourne Road. It is set back circa 2.5m back from the primary street frontage and 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.

Tonbridge is a historic market town with an iconic 13<sup>th</sup> 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, Poulton Wood Golf Centre, Tonbridge, and the Angel Leisure Centre. Other golf courses such as Knole and Wilderness are slightly further afield.



# Planning

Demolition of the existing Motorcycle garage and erection of 2 x 3 bed dwellings with associated off-street parking and private amenity space ([23/00974/FL](#))

## Existing GIA

<b>Ground Floor</b> = 192 m <sup>2</sup>	2066.67 ft <sup>2</sup>
<b>First Floor</b> = 47.5 m <sup>2</sup>	511.28 ft <sup>2</sup>
<b>Total Existing GIA</b> = 239.5 m <sup>2</sup>	2577.95 ft <sup>2</sup>

## Proposed GIA for 2 Units

<b>Ground Floor</b> = 102.8 m <sup>2</sup>	1106.53 ft <sup>2</sup>
<b>First Floor</b> = 76.3 m <sup>2</sup>	821.28 ft <sup>2</sup>
<b>Second Floor</b> = 51.2 m <sup>2</sup>	551.11 ft <sup>2</sup>
<b>Total Proposed GIA</b> = 229.9m <sup>2</sup>	2474.62 ft <sup>2</sup>



# 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

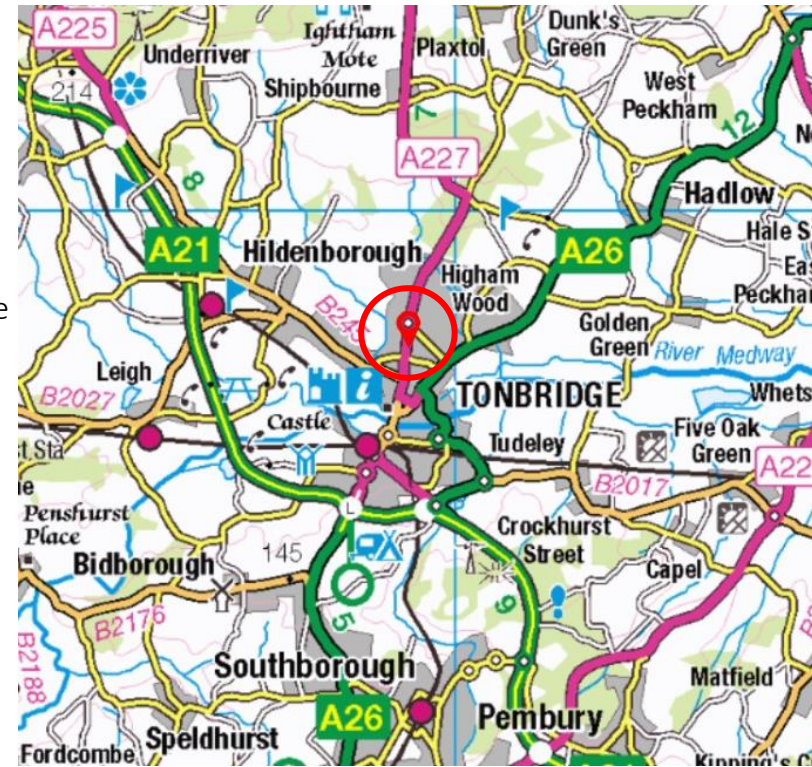
- Offers are invited by way of Private Treaty (subject to contract.) All offers should be submitted in writing to RPC's Tonbridge Office. [p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)

## 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
- *Details of any overage which may be paid in light of improved planning consents*

## 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)



## Misrepresentation Clause

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