

01732 355639

DEVELOPMENT OPPORTUNITY FOR SALE

**TOWN CENTRE BUILDING WITH PLANNING PERMISSION FOR CONVERSION
TO SIX SELF CONTAINED APARTMENTS**

**HOPE HOUSE
7 LYONS CRESCENT
TONBRIDGE
KENT TN9 1EX**



FREEHOLD FOR SALE
With vacant possession, as seen

£625,000
Guide Price

**DEVELOPMENT OPPORTUNITY
with planning permission
(TM/15/03002/FL)**

**For conversion into six apartments
of different sizes, for one to three
people, with some parking.**

LOCATION

Central location on the north side of Lyons Crescent, within the Conservation Area, offering easy access to the mainline station, buses, shops and leisure facilities in Tonbridge.

DESCRIPTION

The existing Edwardian building, formerly the local offices of the YWCA, is of traditional construction with ground and two upper levels providing two units of different sizes per level.

SERVICES

All mains utility services are available at the property or in the road outside.

TENURE

The property, is offered freehold for sale with vacant possession on completion, as seen, with the benefit of the planning permission granted on 29 April 2016. Plans and TMBC decision attached.

LEGAL COSTS

Each side will be responsible for their own legal costs.

VIEWING

**INSPECTIONS CAN ONLY BE DONE BY PRIOR APPOINTMENT THROUGH
EDWARD PRENTICE on 01732 2355639**

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