



Investment For Sale



Marlborough Garage & The Loft Flat, Mount Ephraim, Tunbridge Wells, TN4 8BB

- Vehicle workshop, garages, and 3 -bed flat on site of 0.35 acres
- Currently producing £41,200 per annum
- Positive pre-app for 5 new houses



EXECUTIVE SUMMARY

Property Summary

Location

Tunbridge Wells is an affluent spa town in north west Kent and about 40 miles south east of central London. This property is in a well-regarded residential location, close to the town`s common, and a short walk to the town centre.

Description

A unique mixed use investment opportunity, with future residential development potential, comprising a vehicle workshop and a 3-bedroom flat, each leased separately. There are parking areas and surplus access land. All in approximately 0.35 acres.

Floor area

Workshop Building.....3445 sq ft (320 sq m)
Offices, stores, garages.....889 sq ft (83 sq m)
The Loft flat – 3 beds.....889 sq ft (83 sq m)

Site area

0.35 acres (0.14 ha)

Tenure

Freehold – subject to the occupational tenancies as described.

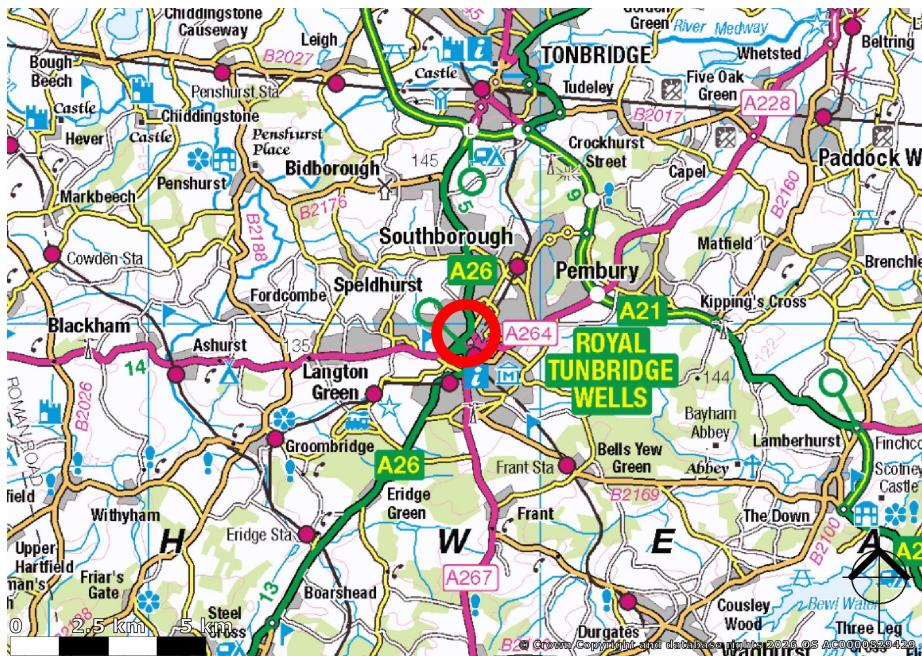
Location and Transportation

The Kent town of Tunbridge Wells is located approximately 40 miles to the southeast of central London and approximately 16 miles to the south of the M25 (Junction 5). Neighbouring towns include Tonbridge – 6 miles to the north; Sevenoaks -12 miles to the north; and East Grinstead - 14 miles to the west.

Main line rail services are provided direct from Tunbridge Wells (0.5 miles) to London’s Charing Cross in approximately 50 minutes. There is easy access to Gatwick Airport, a little over 24 miles to the west, via East Grinstead, and the Eurotunnel at Folkestone, some 55 miles to the southeast.

The town is renowned for its excellent grammar and independent schools, supporting consistently high house prices and a well-educated, professional population. It also boasts one of the lowest unemployment rates in Kent and a robust local economy, driven by a thriving community of small and micro businesses (SMEs) with strong survival rates.

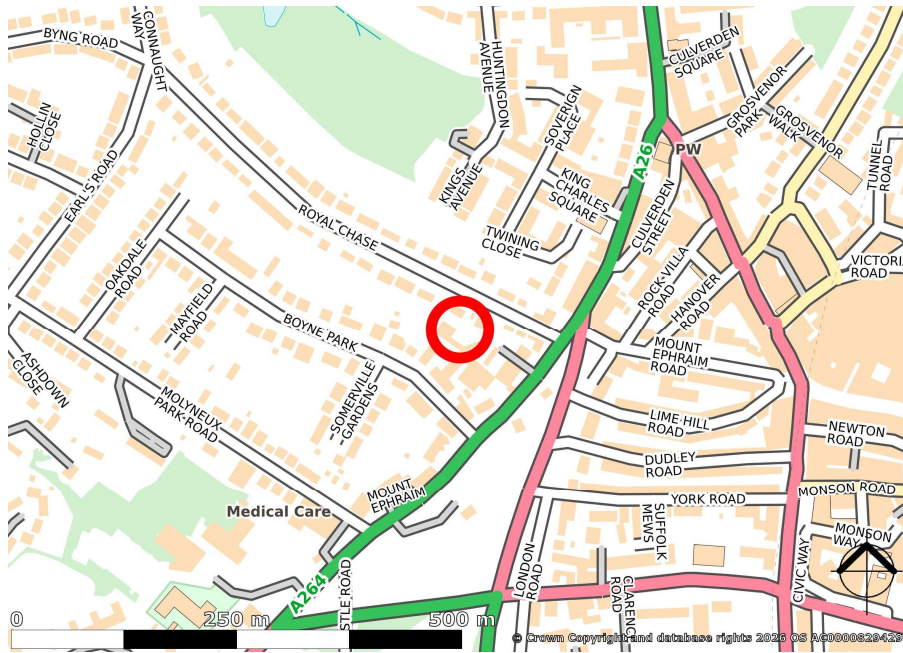
Major employers such as AXA add to the area’s economic stability, while the town’s rich cultural heritage and natural beauty make it a magnet for tourists.



Situation

The property is on the west side of Mount Ephraim, opposite the town’s common, and close to the junction with Royal Chase.

The property is situated to the rear of Beaumont House, 56 Mount Ephraim, and to the side of Douro stables, accessed via a private, no-through, road. There is a further potential access leading out to Royal Chase to the north. The Royal Victoria Place Shopping Mall and Calverley Road shopping precinct are situated close by, at the other end of the road. There is also a wide choice of cafes & restaurants close by, including Thackeray’s, Basil and Bills. Mount Ephraim Road can be regarded as a central and affluent housing location.



Description

This investment comprises a commercial and residential property, leased to separate tenants. The vehicle workshop comprises the principal building together with separate office, stores, and garages on the ground floor of the adjoining former stable building. Over the entire first floor there is a 3-bedroom flat, with a self-contained entrance at ground floor level, where there is a small garage / store. The flat has a small rear courtyard garden and a further store outbuilding.

A positive pre application response has been received by Tunbridge Wells Borough Council for 5 no. 4 bedroom houses with an estimated Gross Development Value in excess of £4,000,000.



STABLE BUILDING



FRONT PARKING AREA AND ACCESS



FLAT – LIVING ROOM



FLAT - KITCHEN



FLAT - BEDROOM



ROYAL CHASE POTENTIAL ACCESS



Site

The site area extends to 0.346 acres (0.14 hectares) or thereabouts.



Title numbers: K213875, K371303, K389539

Accommodation / Floor Areas

The property comprises the following gross internal areas:

Floor	Sq m	Sq ft
Ground – Workshop	320	3445
Ground – Stable Building:		
Offices, stores, garages	83	889
First – Stable Building:		
The Loft flat	83	889

Tenure

The property is held on a Freehold basis.

Tenancies

Property	Tenant	Rent	Lease terms	Comments / Notes
Workshop, etc.	Hillarys Coachworks	£25,000 pax	01.04.2025 to 30.03.2035	Rent review at the end of 5 th year Lease inside L&T Act.
Loft Flat	Private individual	£1350 pcm	AST expiring 27.06.26	

Access/Rights of Way

We understand that the property is accessed via an adopted highway, and then over a private road, and that no rights of way exist over the property being valued.

Easements/Wayleaves

We are not aware of any easements or wayleaves affecting the property.

Services

We understand that water, electricity, and gas mains services are available to the property. We are further advised that the drainage is via a mains fed system.

Planning Enquiries

Overview

Local authority:	Tunbridge Wells LPA
Local Plan	Local Plan URL
Emerging Local Plan	Emerging Plan URL
Conservation Area:	Yes – Tunbridge Wells (Tunbridge Wells) – see plan below

Pre-Application Advice

Tunbridge Wells Borough Council has provided positive pre-application advice – ref:23/03051/PAPL, dated 15th December 2023, with respect to an enquiry for the demolition of the existing buildings and the erection of 5 new houses. Details and plans are available on request.

Planning Records

We have made internet enquiries only of the local Planning Authority and relevant planning applications are detailed below:

Decision Date	Address	Description	Reference	Status/ Decision	Link
23/04/2004	Hillarys Coachworks Mount Ephraim Royal Tunbridge Wells Kent TN4 8BB	Install junair 427 spraybooth to replace existing equipment	04/00238/FUL	Approved	View on website

No formal searches have been instigated to date.

Local Plan

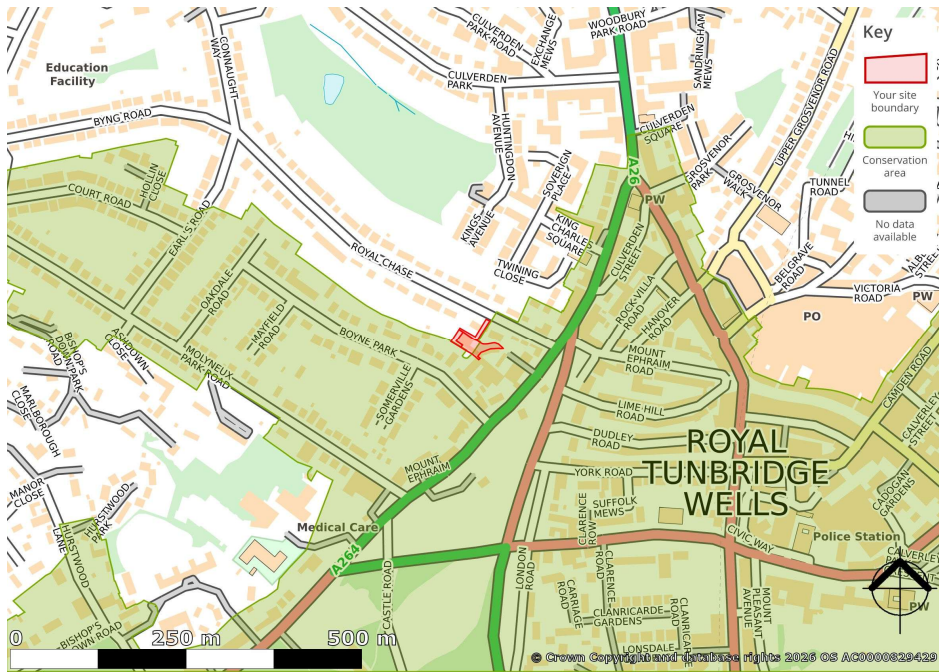
The Local Plan for Tunbridge Wells LPA can be found [here](#). The Emerging Local Plan for Tunbridge Wells LPA can be found [here](#).

National Heritage

There are no heritage listed buildings on site.

Conservation Area

We have made Internet enquiries with the local planning authority and the information provided is assumed to be correct. The property is located in the following Conservation Area(s): Tunbridge Wells (Tunbridge Wells).



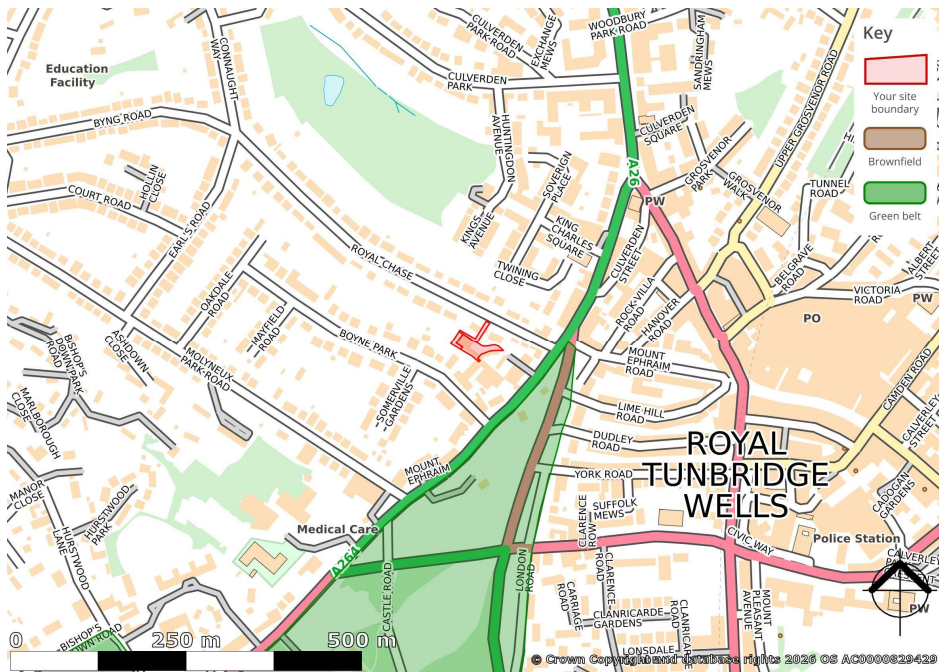
Brownfield / Green Belt

We have made internet enquiries only and the information provided is assumed to be correct. No formal search has been instigated.

The property is not in a Green Belt and is not on a Brownfield Land Register.

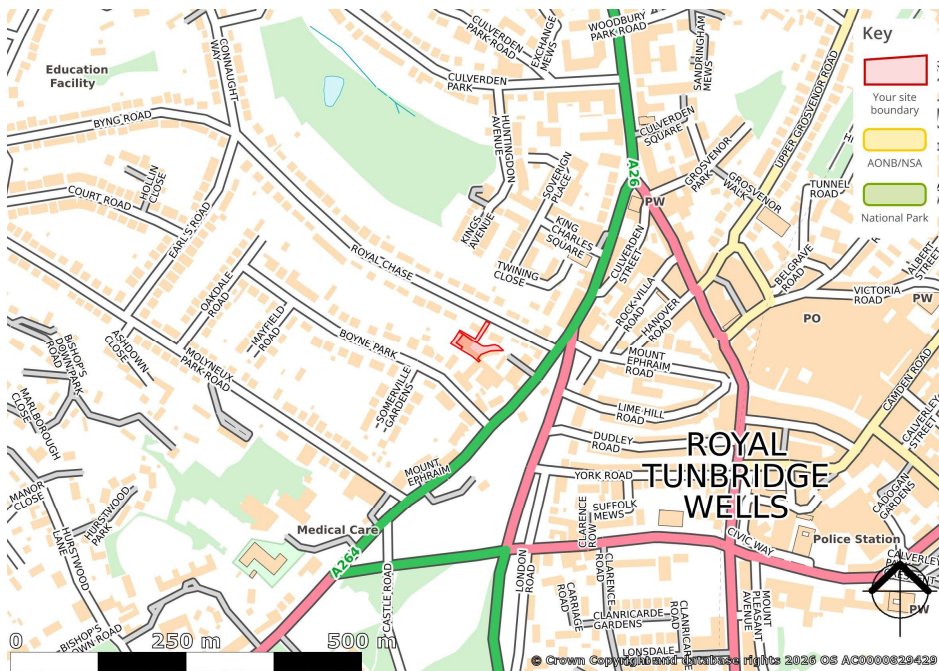
Brownfield land registers provide current and standardised information on sites deemed suitable for residential development by local authorities, in accordance with the criteria outlined in Regulation 4 of the Town and Country Planning (Brownfield Land Register) Regulations 2017.

Green Belts are designated areas of land intended to restrict development, aiming to prevent urban sprawl, protect the countryside, and maintain the character of historic towns.



Protected Landscape

The property is not located within an area designated as a National Park, National Landscape, or National Scenic Park.



Tree Preservation Orders

There are no TPOs on the trees within the access land out to Royal Chase as well as this part being outside the Conservation Area.

Flood Risk

The Environment Agency (EA) website offers guidance on fluvial and pluvial flood risks. Fluvial flooding or flooding from rivers and seas occurs when rivers overflow and burst their banks due to heavy rainfall, or high tides and/or severe weather results in sea defences being breached. Pluvial flooding or surface water flooding occurs when the volume of rainfall exceeds the volume in which it can drain away.

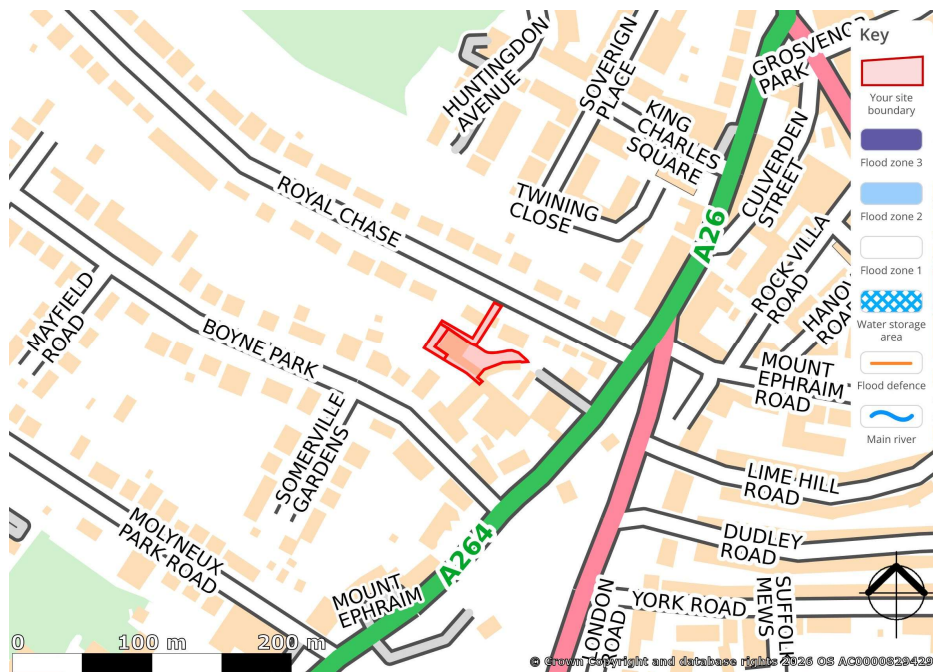
The website uses indicative flood plain maps to provide a general overview of areas of land in natural flood plains and therefore potentially at risk of flooding from rivers or sea. The maps use the best information currently available, based on historical flood records and geographical models and indicate where flooding from rivers, streams, water courses, or the sea is possible.

Flood Risk for Planning

Zone	Postcode	Flood Risk Link
1		View on gov.uk

Flood Zone 1

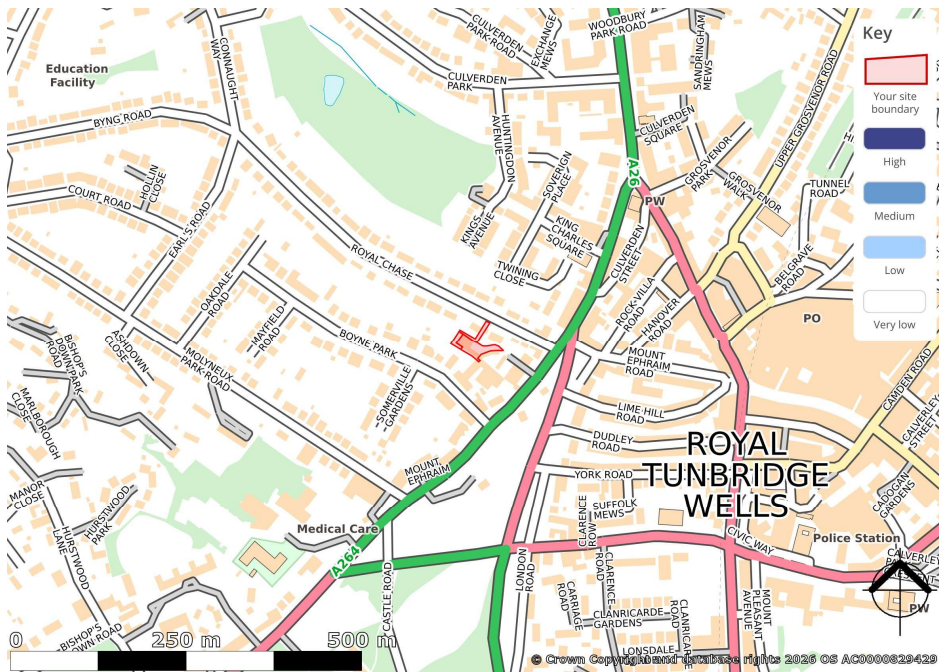
Locations in flood zone 1 have a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea. Some flood zone 1 developments need a flood risk assessment as part of their planning application.



Long Term Flood Risk

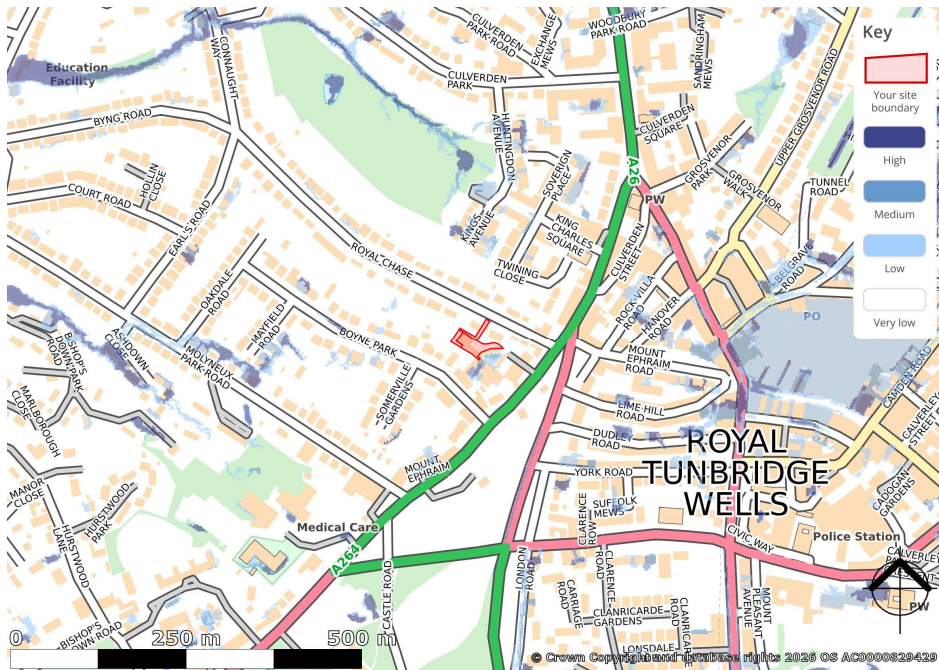
Rivers and Sea - Very low

Very low risk means that this area has a chance of flooding of less than 0.1% each year. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.



Surface Water - Medium

Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.



Flood risk assessment is location sensitive, we would recommend reviewing the websites yourself in order to verify the information provided and obtain a fuller understanding as to the nature of the risks.

[check-flood-map-for-planning](#) | [check-long-term-flood-risk](#)

Energy Performance Certificates (EPC's)

The property has the following EPCs:

Address	Type	Numerical score	Rating Band	Floor Area (sq m)	Expiry Date
Marlborough Garage, Mount Ephraim, Royal Tunbridge Wells, TN4 8BB	CEPC	66	C (Amber)	310	26/01/2035
The Loft Flat	CEPC	61	C (Amber)	108	29/08/2029

Green: A or B rating

Amber: C, D or E ratings

Red: F or G rating / No rating

The weighted average EPC is 66.

Guide Price

£795,000.

The sale price will **not** attract VAT.

Viewing Arrangements

Strictly by appointment and accompanied.

T – **01892 552500**

Rupert Farrant

E – rupert@durlings.co.uk



22 Mount Ephraim Road,
Tunbridge Wells,
Kent TN1 1ED
Telephone: 01892 552500
Email: rupert@durlings.co.uk
Web: www.durlings.co.uk

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chartered surveyors • property consultants

Partners: **Rupert Farrant** B.S.c. MRICS **Caroline Farrant** LLB

VAT Number: 901 0070 95