



# 34 & 34a High Street, Edenbridge, Kent TN8 5AJ



## Freehold Development & Investment Opportunity

- Development & Investment Opportunity in Kent
- Planning permission granted via Permitted Development and extensions for 5 residential units whilst retaining the commercial element on the ground floor
- Proposed Residential GIA - 203m<sup>2</sup> / 2,185sqft
- Commercial GIA - 202m<sup>2</sup> / 2,174sqft
- Amenities closeby including Tesco Express, Waitrose & Boots Pharmacy
- Within walking distance to Stangrove Park
- Freehold
- Offers in excess of £475,000 for the freehold interest

### Description

The existing site is located within the town of Edenbridge and consists of a single-storey property which currently serves as 2 retail units, whilst the rear element of the site currently comprises a two-storey massing which serves as ancillary storage space.

### Location

Edenbridge is a town in the Sevenoaks District of Kent. It is located on the border of Kent and Surrey and is known for its picturesque setting, with the River Eden flowing through it. The town has a population of approximately 9,000 people.

The local schools and nurseries include Edenbridge Primary School (0.0 miles), The View School (0.4miles) and Tiny Oaks Day Nursery (0.2miles).

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## Proposed Residential Schedule

Unit	PP	Type	Beds	GIA (m2)	GIA (ft2)	ERV
1	23/01809/PAC	Flat	1	37	398	£800pcm
2	23/01809/PAC	Flat	1	39	419	£800pcm
3	23/00386/FUL	Flat	1	38	409	£1,100pcm
4	23/00386/FUL	Flat	1	37	398	£1,100pcm
5	23/00386/FUL	Flat	1	52	559	£1,200pcm
				203	2185	£5,000pcm

## Proposed Commercial Schedule

Unit	Type	GIA (m2)	GIA (ft2)	ERV
1	Tenanted	143	1539	£15,500p.a
2	Vacant	59	635	£10,000p.a
		202	2174	£25,500p.a

### Transport

The nearest train station is Edenbridge Town Station (0.3miles) which serves South Western rail lines to London Bridge and the surrounding areas. The closest bus stop is Edenbridge Town Railway Station (0.1miles) which serves a number of buses to Troy Town, Tunbridge Wells, Oxted, Sunbridge, Cage Green and Greatness.

### Planning Permission

23/00386/FUL- Planning permission has been granted by Sevenoaks District Council for the upwards extension to provide 3 residential flats with roof alterations and associated works.

23/01809/PAC- Prior Notification for a partial change of use of first floor from Commercial (Class E) to 2 dwellings (Class C3).

### Site Location

<https://maps.app.goo.gl/GUotgD8dy6jTTwUU7>



### Additional Information

Please contact a member of the team at Highfield Investments for the further information pack.

### Access

Available upon request.

### Financial Contributions

We have been advised that the CIL charge is £15,592.50.

### VAT

We have been advised that VAT is not applicable.

### Tenure

Freehold.

### Terms

Offers in excess of £475,000 for the freehold interest.



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