

FOR SALE

OR

TO LET

[TO BE CONSTRUCTED]

**NEW LIVE/WORK
PREMISES**

RESIDENTIAL

GF: 284FT² [26.4 M²]

FF: 780FT² [72.5 M²]

WORKSPACE

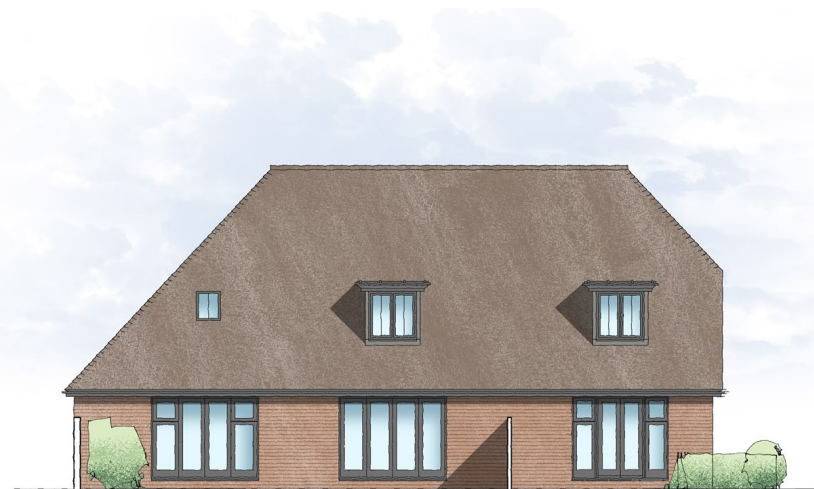
GF: APPROX. 805FT² [74.8M²]

**REAR GARDEN &
2 PARKING SPACES**

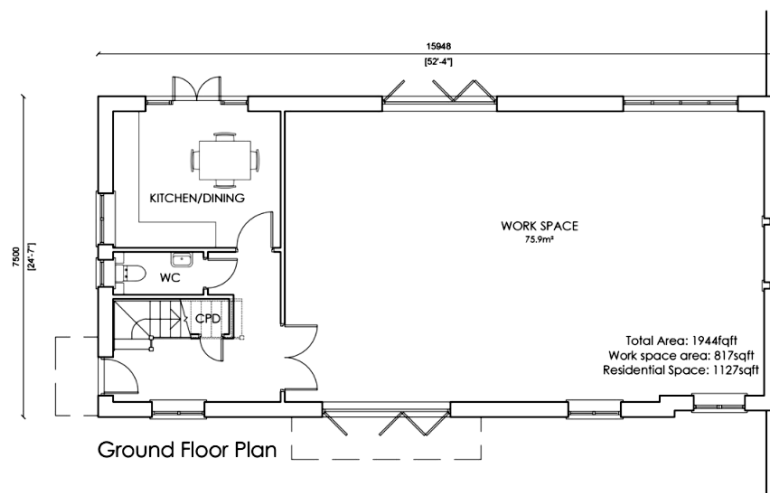
**FLOOR AREAS AS PER ARCHITECTS
DRAWINGS**



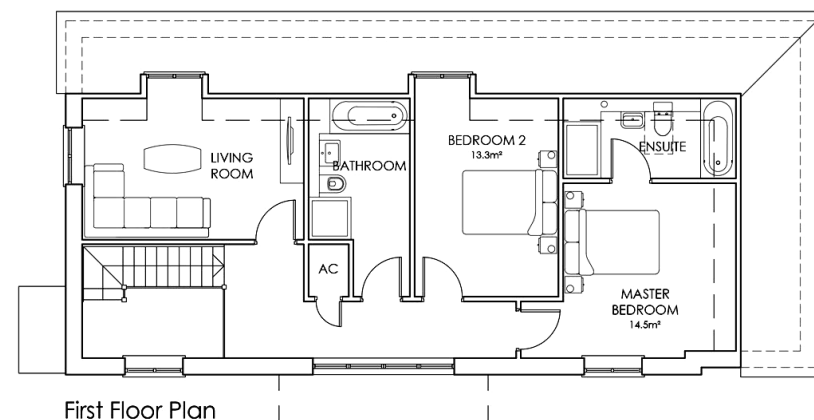
Front Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

FOR SALE or TO LET: New Live-Work Premises
Approx. 1,865FT² [173.6M²]
Tong Farm, Marle Place Road, Brenchley TN12 7HS

When experience counts...

est. 1828
bracketts

FOR SALE

OR

TO LET

[SUBJECT TO CONSTRUCTION]

NEW LIVE / WORK PREMISES

RESIDENTIAL ELEMENT:

GF & FF APPROX 1,064FT² [98.9M²]

WORKSPACE ELEMENT:

GF APPROX. 805FT² [72.5M²]

TONG FARM

MARLE PLACE ROAD

BRENCHLEY

KENT

TN12 7HS



27/29 High Street

Tunbridge Wells

Kent

TN1 1UU

01892 533733

tunbridgewells@bracketts.co.uk

www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

01732 350503



LOCATION / SITUATION

The property is located in a rural position approximately 7 miles east of Royal Tunbridge Wells and 1.6 miles south of Brenchley village.

The property is situated on the northern side of Marle Place Road approximately 100 metres from its junction with Tong Road.

If travelling from Tunbridge Wells follow the A21 South and take a left turn on to Cryals Road. Follow along and turn right on to Tibbs Court Lane and right again on to Fairmans Lane which becomes Tong Road. Turn left on to Marle Place Road.

DESCRIPTION

The property forms part of a consented mixed-use scheme incorporating 5 residential dwellings, 1 self-build home, 1 live/work unit and two office units.

Refer Planning Application: 22/02640/FULL - demolition of existing structures and re development to provide 5 dwellings (Class C3), 1 self-build home (Class C3), 1 live/work unit (Class C3) and 2 office units (Class E), access, landscaping and other associated works.

The site is currently being cleared ahead of the construction phase.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

ACCOMMODATION

As per Architects drawings: (subject to construction):

Two-storey live/work unit comprising entrance hall, kitchen/dining, wc and workspace on the ground floor and lounge, bathroom and two bedrooms (one en-suite) on the first floor.

GF (Res)	Approx. 284ft ² [26.4m ²]
FF (Res)	Approx. 780ft ² [72.5m ²]*
GF (Comm)	Approx. 805ft ² [74.8m ²]
Rear garden and 2 Parking spaces	

TRANSACTION

Option 1- Freehold with vacant possession

Guide Price: £670,000

Option 2- Leasehold

The premises will be available by way of a new full repairing and insuring lease for a term to be agreed. The provisions of section 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded. The incoming Tenant will be required to provide a rental deposit to be held throughout the term. It is envisaged that the parties will enter an assignment for lease.

Guide Rent: £30,000 per annum exclusive.

VAT

We are advised that the residential element will be zero rated and the commercial element will be subject to VAT.

BUSINESS RATES / COUNCIL TAX

To be assessed following completion of construction.

ENERGY PERFORMANCE CERTIFICATE

To be assessed following completion of construction.

LEGAL COSTS

Both parties to be responsible for their own legal costs.

VIEWING







Strictly by prior appointment with the sole agent:
Bracketts: 01892 533733
Darrell Barber MRICS
M: 07739 535468
darrell@bracketts.co.uk

*including any areas with head height below 1.5m

OPTION 1: SUBJECT TO CONTRACT, CONSTRUCTION AND PROOF OF FUNDS.

OPTION 2: SUBJECT TO CONTRACT, CONSTRUCTION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSIT ETC..

Rev 17.04.25.DB

	PRIVATE GARAGE SPACE
	ALLOCATED PRIVATE PARKING SPACE
	OFFICE PARKING SPACE
	LIVE / WORK PARKING SPACE
	VISITOR PARKING SPACE
	CYCLE STORAGE

4.5m Swale Buffer
3.0m Landscape Buffer

Plot 2
Woodland

Open Space for the
Office / Residents,
Woodland trim trail

pond

Marle Place Road

live /
work unit

office

SUB
STATION

PS1
PS1

PS2
PS2

PS8
PS9

LW
PS1
LW
PS2

Vis3
Vis2
Vis1

PS4 PS3 PS2 PS1

3

4

5

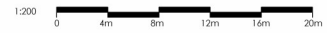
PS3 PS3

PS4
PS4

PS5
PS5

pond

Vis4



<small>EXISTING SITE</small> RESIDENTIAL DEVELOPMENT TONG FARM, MARLE PLACE ROAD, BRENCLEY, KENT, TN12 7HS		<small>EXISTING SITE</small> PROPOSED SITE LAYOUT SHOWING PARKING	
<small>DATE</small> 1.10.2024	<small>PROJECT</small> TONG FARM	<small>CLIENT</small> BDS-TF-P04	<small>DESIGNER</small> BUILDING DESIGN STUDIO


BUILDING DESIGN STUDIO
 BESPOKE ARCHITECTURE

Building Design Studio, 28 Kingsland Avenue, Kingsland, West Malling, Kent, ME19 4AE
 T: 01792 620027 Email: info@buildingdesignstudio.co.uk Web: www.bdsstudio.co.uk

DO NOT SCALE FROM THIS DRAWING

KEY



SHARED RIGHT OF WAY



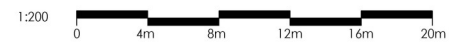
SITE BOUNDARY



OFFICE 2



OFFICE 2 CONVEYANCE PLAN
SCALE 1:200



JOB TITLE RESIDENTIAL DEVELOPMENT TONG FARM, MARLE PLACE ROAD, BRENCHELY, KENT, TN12 7HS		DRAWING TITLE CONVEYANCE PLAN OFFICE 2	
SCALE 1:200@A2	DRAWING NUMBER BDS-TF-11		REVISION
DATE JAN 2025			



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SITE AS AT JANUARY 2025



FRONTAGE OF SITE TO MARLE PLACE ROAD - JANUARY 2025