



FOR SALE Prominent Mixed-Use Building GF & FF offices, 2 bed SF flat
Prior Consent for Residential Planning for 5 New Flats
STAFFORD HOUSE, 16 EAST STREET, TONBRIDGE, KENT, TN9 1HG

est. 1
brackett

LOCATION

Stafford House is situated on the north side of East Street, approximately 100 yards from Tonbridge High Street Close to a wide range of retail, leisure and town centre amenities.

Tonbridge mainline station approx. ½ mile to the south, providing fast services to London Bridge, Waterloo, Cannon Street & Charing Cross (minimum journey time approx. 35 minutes).

Located within Tonbridge Conservation Area.

DESCRIPTION

The property comprised an attractive late 19th Century building, originally the Judd School Headmaster's House.

The building has brick elevations beneath pitched tiled roofs with a feature turret roof finished in cedar shingles and arranged as offices at ground and first floor. Self-contained residential flat at second floor.

Externally the property benefits from we believe 6 car parking spaces (verification required).

FLOORAREA

The approx. net floor areas are as follows:

Ground Floor	78.03 sq m	840 sq ft
First Floor	81.75 sq m	880 sq ft
Top Flat	49.43 sq m	553 sq ft

Interested parties are advised to verify areas themselves.

TENURE

Freehold for sale.

Offered for sale with vacant possession.

ASKING PRICE

On Application. VAT position is to be confirmed.

BUSINESS RATES

Ground Floor known as 'Offices and Premises' has a current rateable value of £14,000

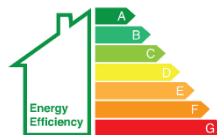
First Floor known as 'Offices and Premises' also has a current rateable value of £14,000

EPC

Ground Floor: E (125)

First Floor: D (99)

Second Floor Flat: C (69)



RATES

Ground Floor Offices - Rateable Value: £14,000

First Floor Offices - Rateable Value: £14,000

SF Flat - TBC

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.

PLANNING

Prior Notification under schedule 2, Part 3, Class MA: Change of use from Mixed use to C3 (Dwelling) to form 5x additional flats was granted on 12th May 2026

Planning Reference: 26/00434/PDVMA

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

VIEWING

Strictly by appointment through sole agents:

Bracketts ☎ 01732 350503

Josh O'Brien

✉ Josh.O'brien@bracketts.co.uk

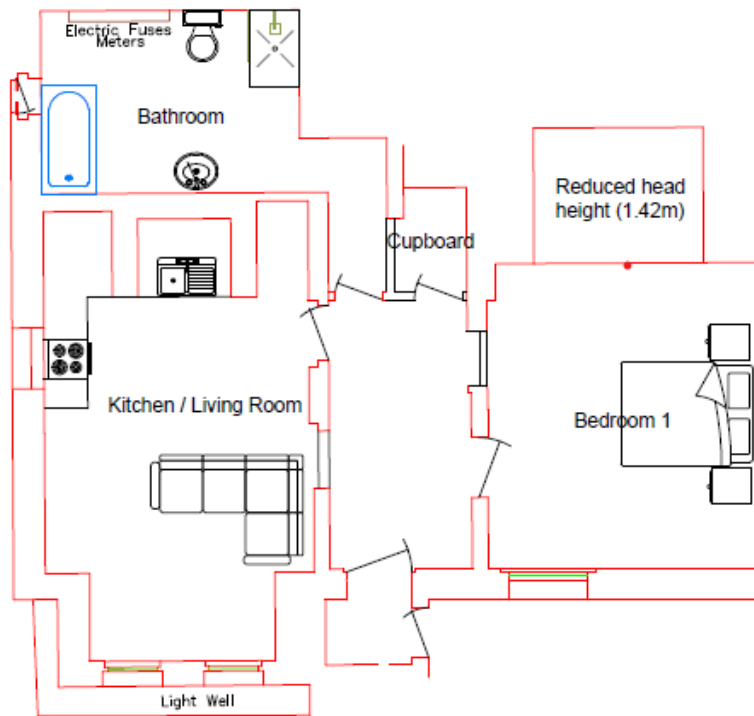
Dominic Tomlinson

✉ dominic.tomlinson@bracketts.co.uk

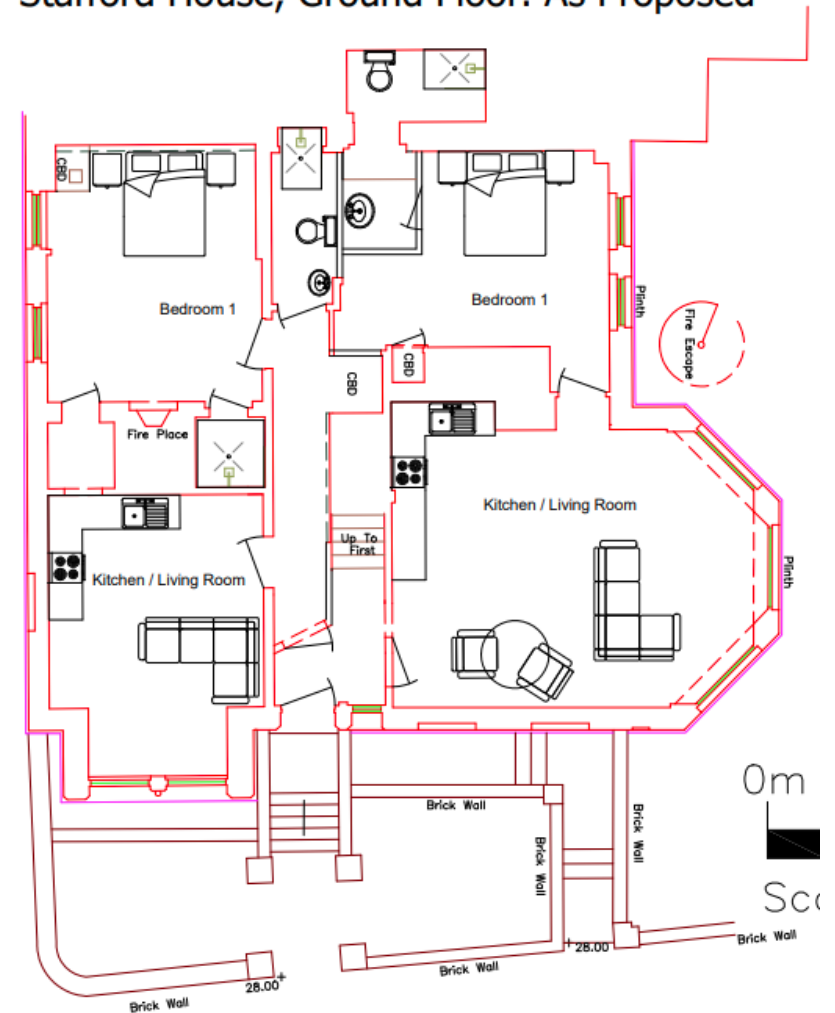
Subject to contract and proof of funds.

PROPOSED FLOOR PLANS FOR INDICATIVE PURPOSES ONLY

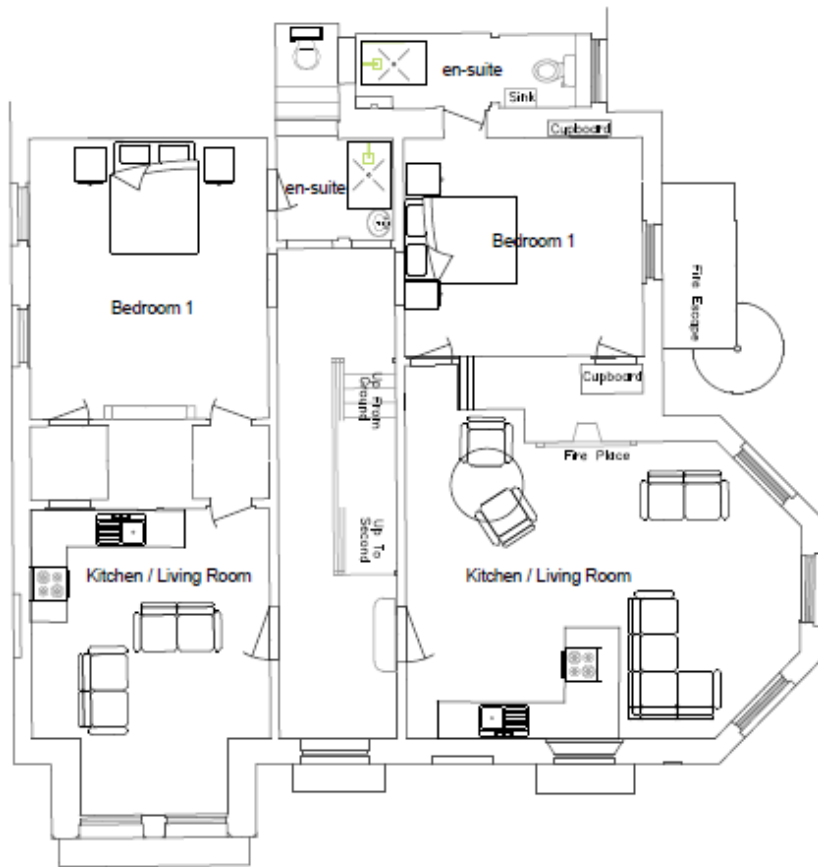
Stafford House, Lower Ground Floor



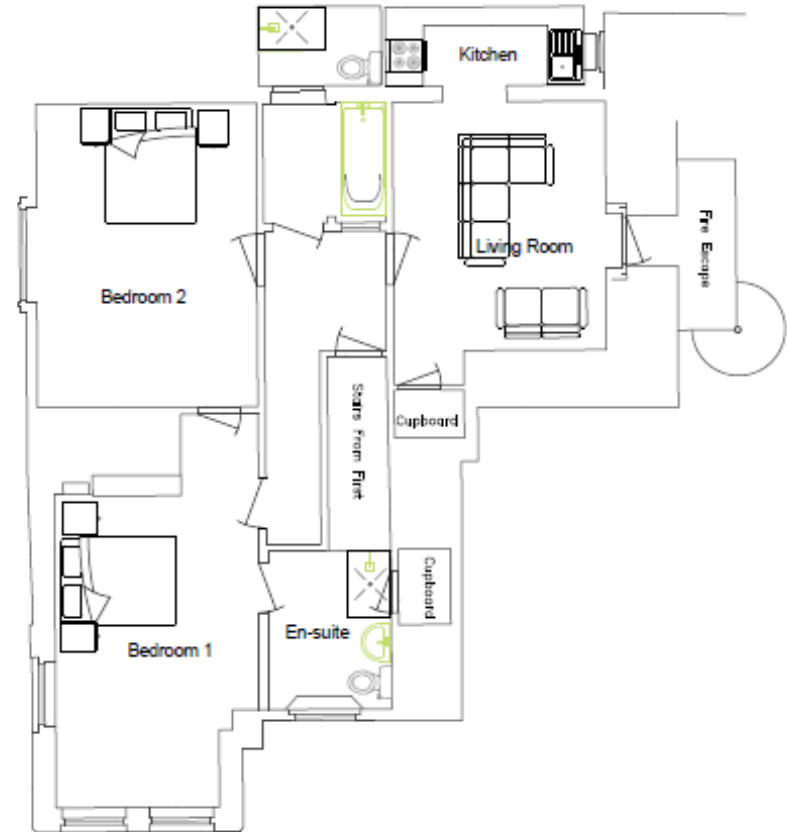
Stafford House, Ground Floor. As Proposed



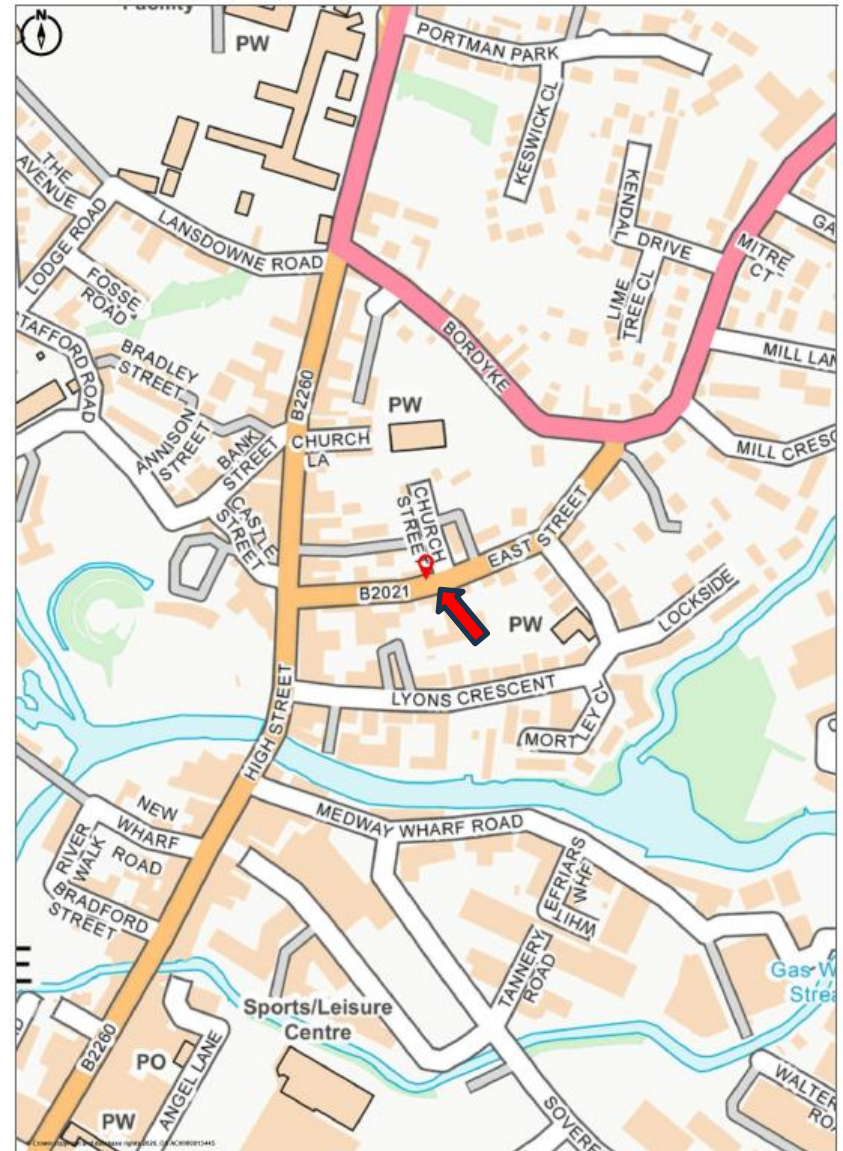
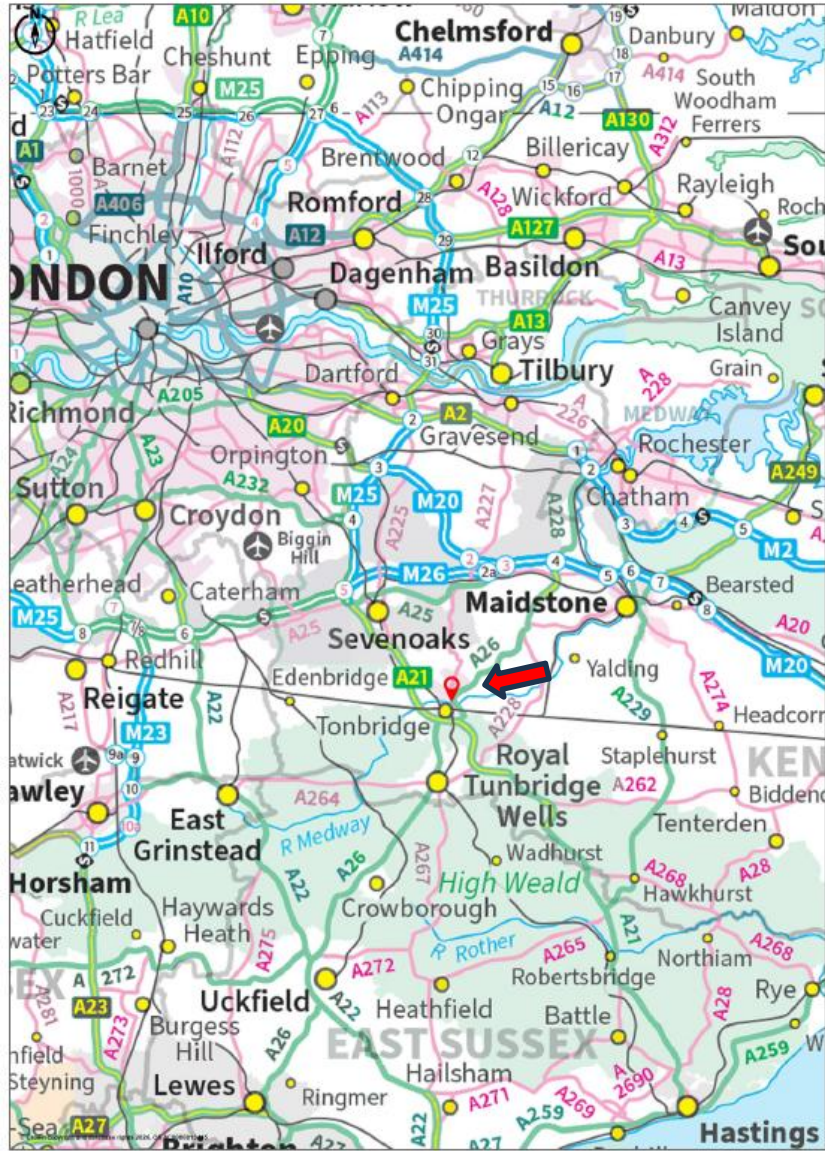
PROPOSED FLOOR PLANS FOR INDICATIVE PURPOSES ONLY



01 Proposed First Plan
Scale 1:100



02 Proposed Second Floor Plan
Scale 1:100



FOR SALE

**Prominent Mixed-Use Building with
development potential**

**GF & FF offices + 2 bed SF flat
with PRIOR APPROVAL for 5
DWELLINGS**

**STAFFORD HOUSE
16 EAST STREET
TONBRIDGE
KENT
TN9 1HG**

est. 1828
bracketts

132 High Street
Tonbridge
Kent TN9 1BB
Tel: (01732) 350503
E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street,
Tunbridge Wells, Kent
Tel: (01892) 533733

