



Former Weavers, London Road, Southborough, Tunbridge Wells, Kent TN4 0PU

Guide Price: £900,000 plus VAT - Freehold

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An interesting development opportunity in the heart of Southborough for residential conversion of a landmark building and Planning Permission for two, three bedroom, new build houses. This site comprises the existing dwelling of the former Weavers Restaurant, a prominent listed building, together with its grounds and parking.

Planning is granted, together with Listed Building Consent for the demolition of the modern rear additions to the former restaurant building, plus conversion into a single family dwelling house.

This planning application includes the erection of two semi-detached, two storey, three bedroom dwellings with frontage on Doric Avenue and two detached garage buildings and parking accessed from A26.

Viewings strictly by appointment with our office as the site is securely monitored which includes cameras.



Ref. No: 24/03249/FULL - Demolition of modern two storey & single storey rear additions. Conversion of former restaurant building into single dwelling. Erection of two semi-detached two storey dwellings & erection of two detached garage buildings. <https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=SOYFK2TYKZH00&activeTab=summary>. Ref. No: 24/03250/LBC - Listed Building Consent - Demolition of modern two storey and single storey rear additions and conversion of former restaurant building into a single family dwelling house. <https://twbcpa.midkent.gov.uk/online-applications/applicationDetails.do?keyVal=SOYFKBTYKZJ00&activeTab=summary>



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## LOCATION:

Southborough lies just north of Tunbridge Wells with the A26 road passing through it. It is fondly known for its quintessentially English Village Green, home to many a cricket match and a majestic church bordering the green, with woodland walks that connect to the local area. Conveniently located for access to Tonbridge and the A21 which links to the M25 network and south coast. The Tonbridge Schools which include the grammar schools are accessible by bus, as well as the Tunbridge Wells schools and facilities. Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available. Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals. For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area. The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

