

Ref: AGT/sg /0:3554



FREEHOLD FOR SALE

OFFICE DEVELOPMENT SITE

ESTABLISHED COMMERCIAL LOCATION

PLANNING CONSENT GRANTED

Approx. 6,093 sq.ft.(566.04m²)

(B1 offices)

approx. 5,100 sq.ft. (473.79m²) net office space

PRIVATE CAR PARKING FOR

26 CAR PARKING SPACES

HORTON'S WAY, OFF LONDON ROAD

WESTERHAM, NR. SEVENOAKS, KENT TN16 1BT

LOCATION:

Situated at the junction of Fryers Way and Horton Place within an established commercial and business area within a short distance of Westerham Town Centre.

DESCRIPTION:

The site measures approx. 104ft. x 57ft.
(37.70m x 17.37m)
and has a site area of approx. 0.143 acres.

Continued/.....

These Particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed nor do they constitute an offer or contract



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We are advised by our clients that planning consent was granted on the 2nd August, 2002 under Ref. SE/01/00215/FUL for "two storey office block with basement parking area and ancillary car parking as amended by plans received 21st May, 2002". We are further advised by our clients that the planning consent granted was implemented in July, 2007.

The proposed office building would have an approximate gross internal floor area of 6,093 sq.ft. (566.04m²) and net office floor area of approx. 5,100 sq.ft. (473.79m²). Our clients consider there may be scope to improve and enhance the current planning approval or alternatively to create a terrace of smaller self-contained office buildings. Prospective purchasers should make their own enquiries of Sevenoaks District Council tel: 01732 227000.

FREEHOLD PRICE:

Offers invited in the region of **£250,000**

FURTHER DETAILS

Available from the owner agents

LINAYS COMMERCIAL Tel: 01689 875511

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose.
Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor.
References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property