



ROYAL OAK HOTEL

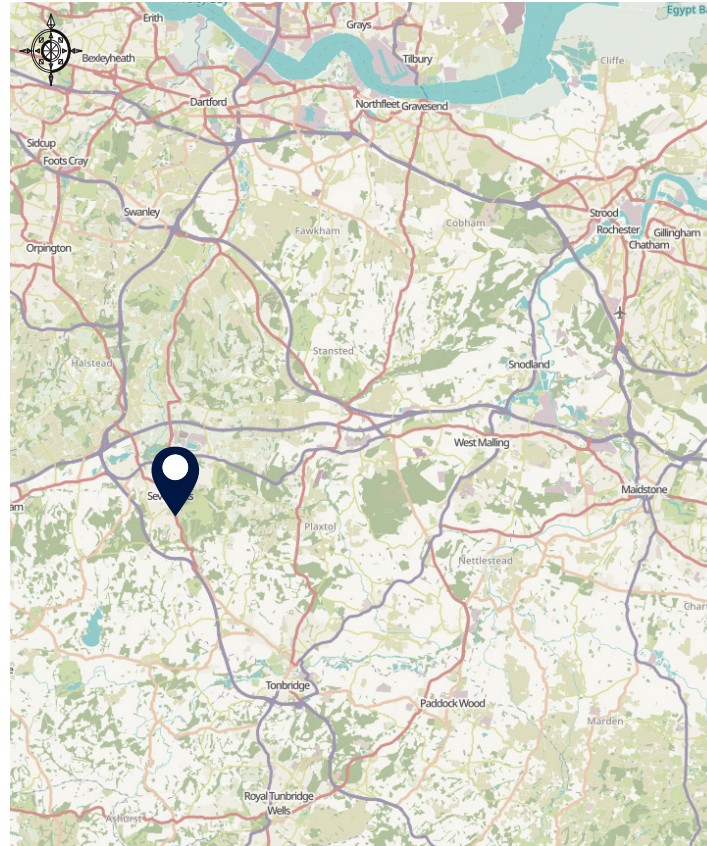
High Street, Sevenoaks, Kent, TN13 1HY

Freehold for Sale - Development Opportunity



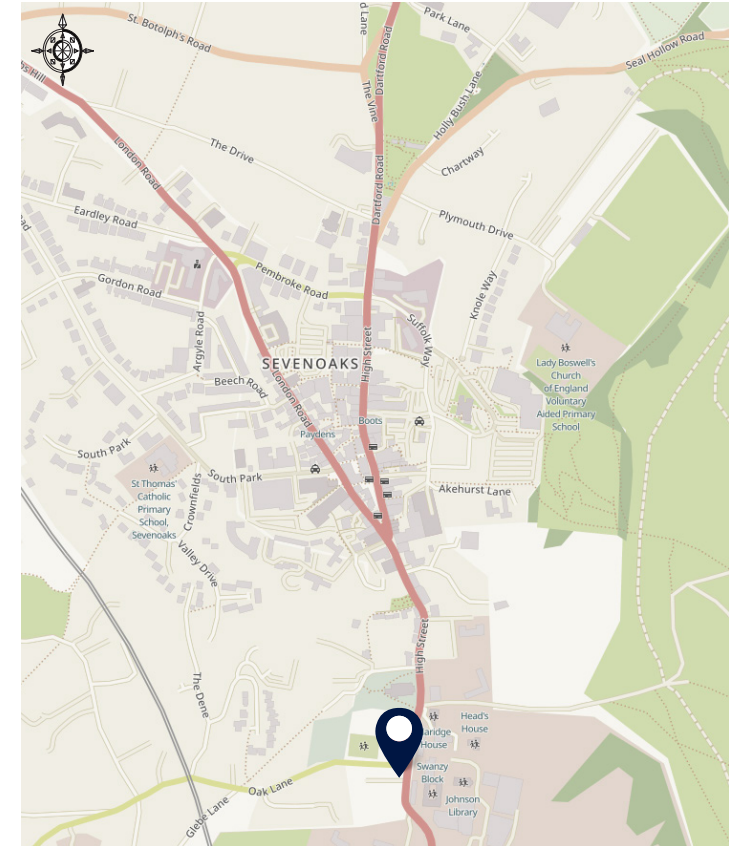
KEY HIGHLIGHTS

- Existing hotel building Grade II listed totalling 8,016 sq ft.
- Permission to grant 19 dwellings with planning permission for 10 conversion and 9 new build flats.
- Approximately 0.628 acres (0.25 hectares).
- Prominent High Street position opposite Sevenoaks School.
- Historic Knole Park within walking distance.
- Freehold for sale with vacant possession.



LOCATION

The property is located in Sevenoaks in a town centre position, with good access to other regional centres such as Tunbridge Wells approximately 13.5 miles to the south, Tonbridge 6.6 miles also to the south and Maidstone 20.8 miles to the east. The property is well located with retail, leisure outlets and schools within walking distance. The immediate surrounding area is predominantly residential dwellings. Sevenoaks School is located directly opposite the property. Due to the strong town centre position it would be considered to be well located to support the future economic growth of the area.



In terms of connectivity, the property benefits from good access to regional road and rail networks, with Sevenoaks train station within walking distance providing services to London Bridge (approx. 25minutes) and Ashford International (approx. 45mins). The A21 and other roads provide access to the M25 and can be reached within 15 minutes.

Sevenoaks Car Park and Suffolk Way Car Park are within walking distance and the property benefits with close proximity to Waitrose and M&S as well as the Stag Theatre.

DESCRIPTION

The hotel is a Grade II listed, 3-storey building mainly of brick and stone with slate roofs. The site lies at the southern end of Sevenoaks High Street at the junction with Oak Lane. The area behind the Royal Oak Hotel is used as a car park with additional hotel rooms in a separate building to the West. Access to the site is set to remain existing which is the entrance from the High Street. The property can be viewed from the High Street and Oak Lane. The property extends to approximately 0.628 acres (0.254 hectares).

PLANNING

The property is situated within the planning jurisdiction of Sevenoaks District Council. The properties existing use is Class C1 as a Hotel, with the property being Grade II under the Planning Act 1990 for its special architectural or historic interest. The property is set within the Sevenoaks Conservation Area, and we can confirm that the property is not affected by any TPO's. We consider there is potential for alternative residential schemes as well as change of use to office, restaurant and retail uses.

Planning permission (and Listed Building Consent) was granted in May 2021 under reference 19/00284/FUL for the conversion, refurbishment and repair and change of use of the existing public house/hotel into residential accommodation and demolition of the 2 No. modern conservatories from the Listed Building, demolition of the modern building to the rear of the site and construction of new residential accommodation with amendments to access, parking and landscaping.

The permitted scheme does not include any affordable housing requirements and the planning permission expires in May 2024.



East (High Street) Elevation



SECTION 106 & CIL

A Section 106 Agreement has been finalised and is available to review. We note from the Planning Officer's report that the contributions are financial contributions amount to £64,542.09. We note that the total CIL contributions are £208,915

TENURE

The Property comprises three parcels of land in registered at the Land Registry as part of Title No's. K447177, K471097 & K474993. The registered proprietor is our client, Ascoe Properties Limited. Vehicular access is taken via a right of way over Title Number K377311 with the registered proprietor stated as Managed Estates Limited.

VACANT POSSESSION

The sale will be on a vacant possession basis.

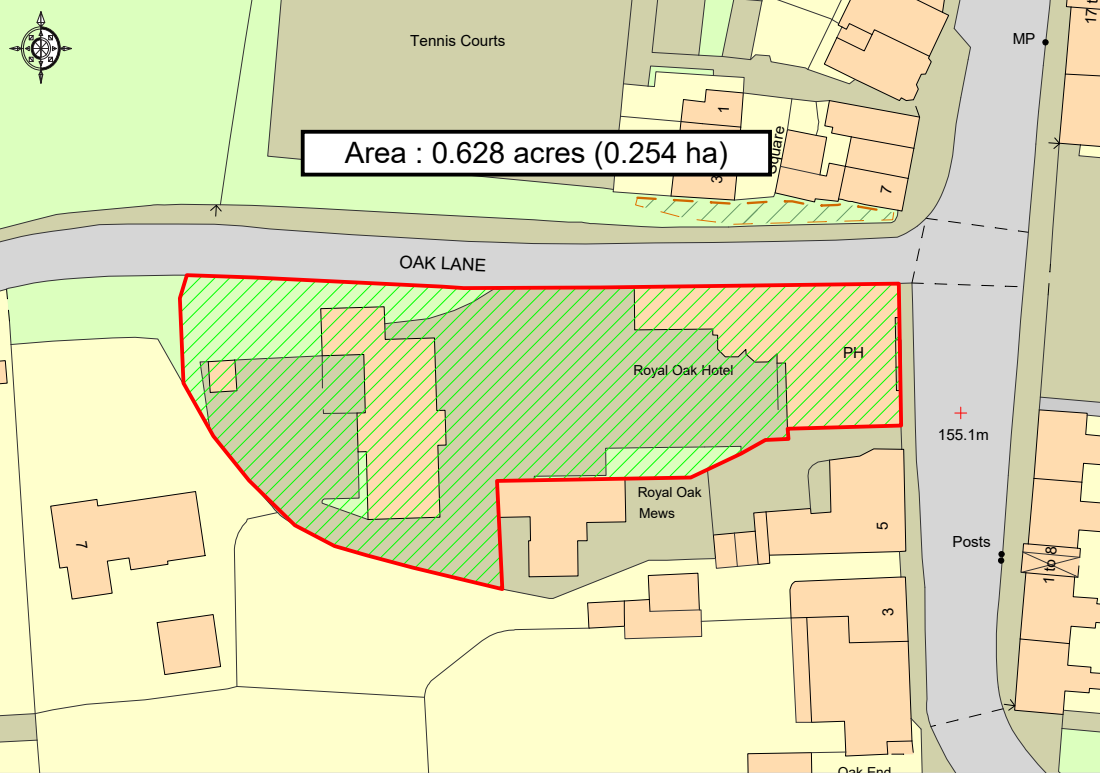
SERVICES

A services report confirms that all main services in close proximity, however interested parties should make their own enquiries as to service connections and capacities. No warranties are provided in this sale.

VAT

We understand that the Property is not opted for VAT.





EPC

We can confirm that the property has an EPC rating of C (71) and is valid until 28 December 2024.

FURTHER INFORMATION & VIEWINGS

The site is readily visible from the road during daylight hours. Persons who view the property do so at their own risk.

Access can be provided to the data room on request. No letters of reliance will be provided although the Vendor will not unreasonably withhold consent to consultants instructed by the vendor providing letters of reliance, subject to the purchasing party negotiating the required wording themselves (and paying any fees due).

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide and that none of the statements contained within these particulars relating to this property should be relied upon as statements of fact. All measurements are given as a guide and no liability can be accepted for any errors arising there from.

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