

Avebury Avenue

TONBRIDGE, KENT, TN9 1TF

WATLING
REAL ESTATE



For Sale

Part Complete Residential Development Opportunity



Investment Highlights

- + Freehold
- + A part-built development opportunity benefiting from recently approved revisions to the existing planning consent.
- + The latest planning permission provides approval to extend the existing building to a mixed use building comprising 34 apartments with associated parking and refurbishment of existing gym. (Revision of TM/19/00287/FL).
- + The proposal comprises a mixture of 14x 1-bed, 19 x 2-bed and 1x. 3-bed apartments.
- + The proposed scheme will provide 22 car parking spaces in total.
- + The property has a site area of 0.334 acres (0.14 hectares).
- + The site is within 2 minutes walk of Tonbridge High Street and 10 minutes walk of Tonbridge Railway Station which has frequent services into central London.
- + Sale on behalf of the Joint LPA Receivers.

OFFERS ARE INVITED



Location

Tonbridge is a popular and historic Kent town located approximately 35 miles south east of London.

The town benefits from frequent rail services to central London stations in a journey time of just over 40 minutes making it a popular commuter town.

Road links are also excellent, with Tonbridge being immediately adjacent to the A21 and in turn the M20 and M25. The A26 connects the town centre to Tunbridge Wells and the south coast. The town is home to several grammar schools including Judd, Weald of Kent and Tonbridge Grammar School. West Kent College with approximately 4,500 students is also located within walking distance of the town centre.

The property is situated along Avebury Avenue which meets Tonbridge High Street at its eastern end. The High Street is a popular retail hub with a wealth of high street brands such as Waitrose, Sainsbury's, WH Smith, Greggs and independent local retailers and with two covered retail schemes Angel Walk and The Pavilion the town benefits from a strong retail offering. Tonbridge is also only 7 miles south of popular shopping destinations Royal Tunbridge and Brighton is approximately 40 miles south west.



Connectivity



Royal Tunbridge Wells

15 mins

Maidstone

30 mins

Gatwick Airport

40 mins

London Heathrow Airport

60 mins

Central London

90 mins

Car



Redhill

31 mins

Nutfield

27 mins

Godstone

20 mins

Edenbridge

15 mins

Penshurst

8 mins

Leigh

4 mins

Tonbridge

Redhill-Tonbridge Line



London Charing Cross

38 mins

London Waterloo

35 mins

London Bridge

30 mins

Sevenoaks

10 mins

Tonbridge

Tunbridge Wells

Hastings - Charing Cross Line

Battle

30 mins

West St Leonards

50 mins

Hastings

60 mins

Paddock Wood

5 mins



London Charing Cross

38 mins

London Waterloo

35 mins

London Bridge

30 mins

Sevenoaks

10 mins

Tonbridge

Dover - Charing Cross Line

Ashford International

45 mins

Folkestone Central

60 mins

Dover Priory

75 mins



Description

The site is broadly rectangular in shape extending to 0.334acres (0.14hectares) and the building curves around the corner of Avebury Avenue and River Lawn Road. The initial planning permission was granted in 2019 under 19/00287/FL. This provided permission for: "Alteration, extension and change of use of the existing building to a mixed use to comprise 23 no. apartments, with associated parking"

In October 2025 planning permission was sought for alteration, extension and change of use of the existing building to a mixed use to comprise 34 no. apartments, with associated parking for 22 vehicles and refurbishment of existing gym.

The new application includes an additional (fifth) storey to accommodate the increased number of apartments.

The proposal will be made up of 14x 1-bed, 19 x 2-bed and 1x. 3-bed apartments, some of which will have their own terraces. The application assumes that the commercial unit will be occupied by a gym operator.

The site is within 100m of the River Medway and its landscaped banks. The public footpath opposite the property leads to the riverside and Tonbridge Memorial Garden.

There is no affordable housing requirement as part of the proposed development.

We understand that the s106 Payment due is in the order of £2,657.00.

As far as we are aware there is no Community Infrastructure Levy (CIL) payment due.



Plans & Accommodation Schedule

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To see the plans & accommodation schedule for Avebury Avenue, simply **scan this QR code** for access to our **data room**.



Construction To Date

We are advised that construction commenced in April 2021 with an original completion date of April 2022. The project has been delayed and we understand that works on site halted midway through 2023.

The building is stripped back with new window and door openings created to the ground floor with work underway to form the access ramp to the ground floor covered car park.

The existing foundations have been strengthened to support the new upper floor levels.

The first floor has been cleared and steel framework has been part installed to support the new upper floor levels.

The lenders monitoring surveyors reports are available in our data room.



Further Information



GUIDE PRICE

Offers invited.

TENURE

The property is held freehold under title number K302407.

METHOD OF SALE

The Property will be sold by way of informal tender (unless sold prior). Offers are sought for the Freehold interest.

SALE BY JOINT LPA RECEIVERS

Offered for sale on behalf of Martyn Ewing and Adam Stephens, the Joint LPA Receivers ('the Receivers'). The Receivers offer no title or collateral warranties associated with this property or transaction. The Receivers act without personal liability.

LEGAL COSTS

Each party is responsible for their own legal costs incurred throughout the transaction.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers/funders/lessee.

VIEWINGS

Viewings are strictly by appointment only through Watling Real Estate as Sole Agents.

DATA ROOM

[Click here](#) to access the Data Room.



January 2026
Subject to Contract
Property Reference: 223135

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