



**140 High Street, Tenterden
Kent TN30 6HT**

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Guide Price : £750,000

This substantial, attached Victorian property offers a rare and exciting opportunity to purchase a now disused commercial premises which benefits from full planning permission for change of use and conversion to 3 private dwelling flats in the centre of one of the most sought-after towns in Kent.

While the exterior of this beautiful Grade II Listed building requires little alteration, internally, there is the opportunity to create something really special here.

Not only is the property located at the south-western picturesque end of the tree-lined High Street, but it has well-proportioned original spaces and many original features including high ceilings, fireplaces and plenty of natural daylight, which would allow for three elegant, characterful flats, particularly suitable for single occupants, couples, down-sizers or buyers looking for a lock up and leave property.

- **Substantial Grade II Listed attached period property**
- **Disused former commercial premises (retail / offices)**
- **Full planning permission for conversion into three flats**
- **Circa 2,700 square feet of accommodation**
- **Centre of picturesque High Street of Tenterden**
- **Walking distance of all the many local amenities**
- **Comes within Tenterden Conservation Area**
- **Vacant possession / no onward chain**

Viewing by appointment through WarnerGray 01580 766044

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SITUATION: 140 High Street West is located within easy level walking distance of numerous food and retail shops, cafes, restaurants and two supermarkets. There are also a comprehensive range of leisure, health and educational facilities in the town. This property also benefits from being close to open fields where there are many good walks to enjoy. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is also served by several bus routes to the surrounding towns and villages, including the Hopper bus service.

CURRENT LAYOUT

Set over three storeys, the ground floor comprises a shared entrance space with 140 High Street East which leads through to a double fronted retail shop with office, lobby, kitchenette, WC, strong room and inner hallway with magnificent original staircase.

The first floor has a large landing, four offices, a small kitchenette and two separate WC's, while the second floor is a predominantly open plan office space with two separate offices.

PROPOSED LAYOUT & ACCOMMODATION

The plans show the internal living space divided into three private residential dwelling flats, the ground floor flat being 1 bedroom whilst the top two flats are both 2 beds. The flat on the ground floor has a separate sitting/ dining room, kitchen, double bedroom, bathroom and store room. The two upstairs flats are more open plan in their layout. Both have an open plan kitchen / dining / living area, and whilst the first floor flat has two bedrooms and two shower rooms, one of which is en-suite, the second floor flat has two bedrooms and a separate bathroom.

All three flats would continue to share a front entrance access with the three flats that occupy 140 High Street East next door.

DESIGN AND ACCESS STATEMENT

Due to the existing layout and historic nature of the building, it is not designed specifically for wheelchair use. It would however be suitable for some ambulant disabled.

PLANNING

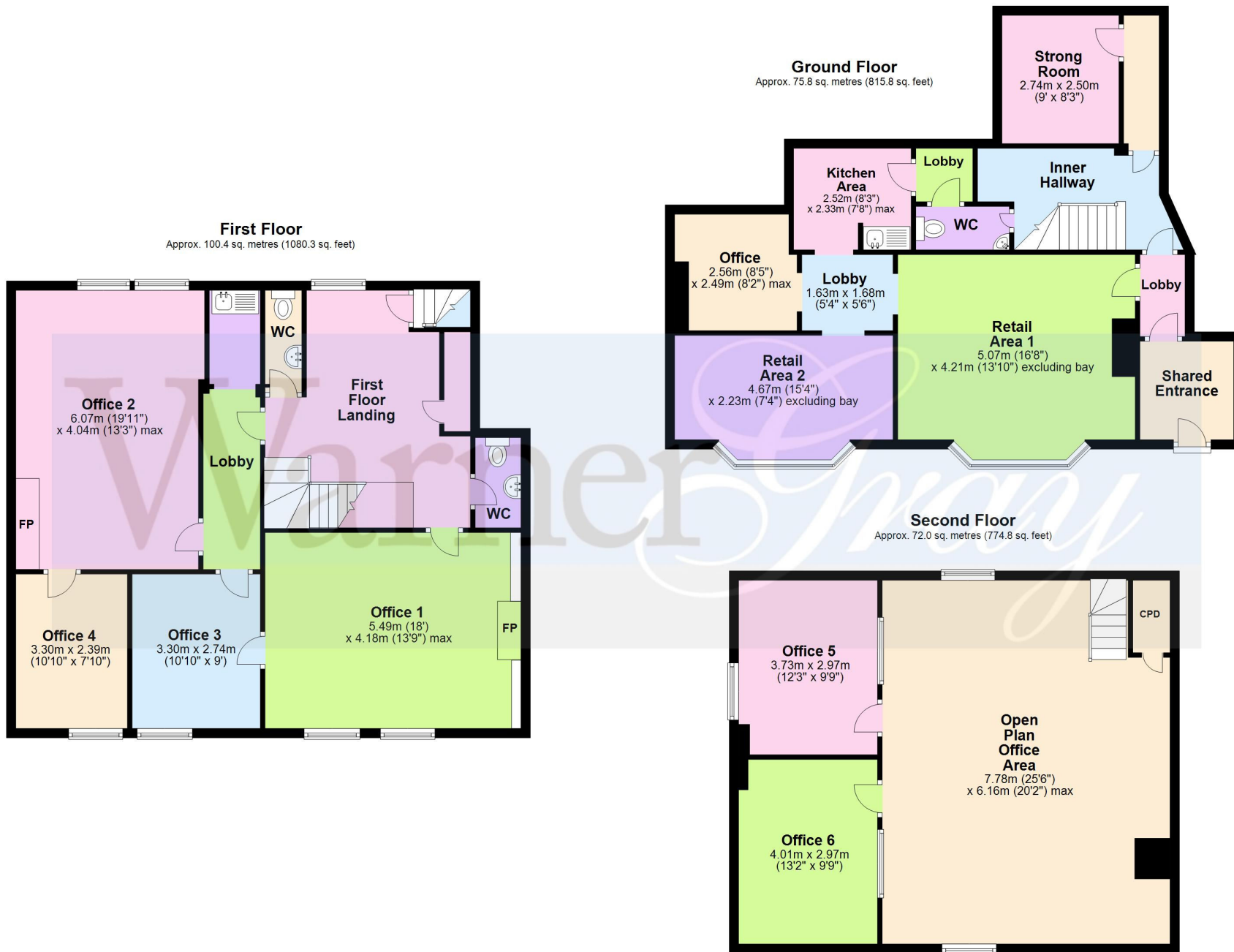
Planning permission was granted by Ashford Borough Council under reference 21/01129/AS on 24th August 2021. The planning documents can be found at www.planning.ashford.gov.uk.

SERVICES

Mains: water, electricity and drainage. EPC: Exempt. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words:





Total area: approx. 248.1 sq. metres (2671.0 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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