

**FOR SALE**

**OR**

**TO LET**

[TO BE CONSTRUCTED]

**NEW LIVE/WORK  
PREMISES**

RESIDENTIAL

GF: 284FT<sup>2</sup> [26.4 M<sup>2</sup>]

FF: 780FT<sup>2</sup> [72.5 M<sup>2</sup>]

WORKSPACE

GF: APPROX. 805FT<sup>2</sup> [74.8M<sup>2</sup>]

REAR GARDEN &

2 PARKING SPACES

FLOOR AREAS AS PER ARCHITECTS

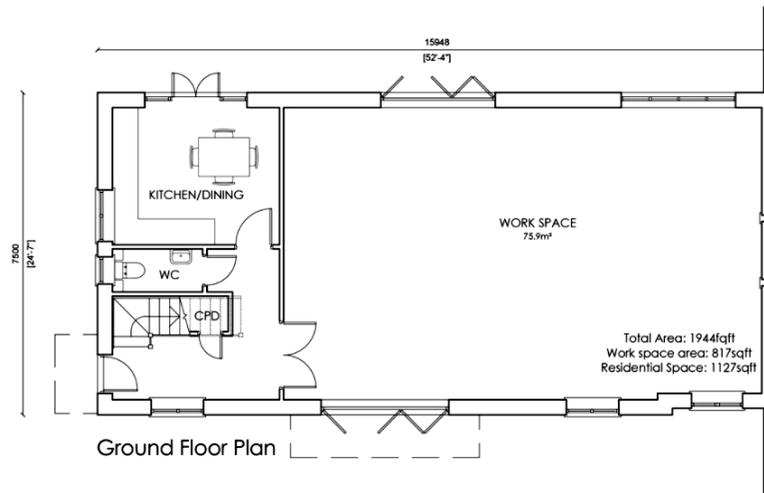
DRAWINGS



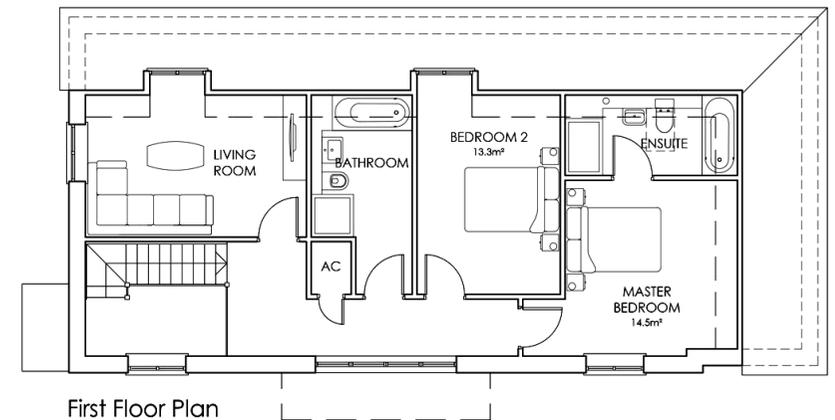
Front Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

**FOR SALE or TO LET: New Live-Work Premises**  
**Approx. 1,865FT<sup>2</sup> [173.6M<sup>2</sup>]**  
**Tong Farm, Marle Place Road, Brenchley TN12 7HS**

When experience counts...

est. 1828  
**bracketts**

**FOR SALE**

**OR**

**TO LET**

**[SUBJECT TO CONSTRUCTION]**

**NEW LIVE / WORK PREMISES**

**RESIDENTIAL ELEMENT:**

**GF & FF APPROX 1,064FT<sup>2</sup> [98.9M<sup>2</sup>]**

**WORKSPACE ELEMENT:**

**GF APPROX. 805FT<sup>2</sup> [72.5M<sup>2</sup>]**

**TONG FARM**

**MARLE PLACE ROAD**

**BRENCHLEY**

**KENT**

**TN12 7HS**

**bracketts** est. 1828

27/29 High Street

Tunbridge Wells

Kent

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[www.bracketts.co.uk](http://www.bracketts.co.uk)

Also at 132 High Street, Tonbridge, Kent

01732 350503



## LOCATION / SITUATION

The property is located in a rural position approximately 7 miles east of Royal Tunbridge Wells and 1.6 miles south of Brenchley village.

The property is situated on the northern side of Marle Place Road approximately 100 metres from its junction with Tong Road.

If travelling from Tunbridge Wells follow the A21 South and take a left turn on to Cryals Road. Follow along and turn right on to Tibbs Court Lane and right again on to Fairmans Lane which becomes Tong Road. Turn left on to Marle Place Road.

## DESCRIPTION

The property forms part of a consented mixed-use scheme incorporating 5 residential dwellings, 1 self-build home, 1 live/work unit and two office units.

Refer Planning Application: 22/02640/FULL - demolition of existing structures and re development to provide 5 dwellings (Class C3), 1 self-build home (Class C3), 1 live/work unit (Class C3) and 2 office units (Class E), access, landscaping and other associated works.

The site is currently being cleared ahead of the construction phase.

### Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

## ACCOMMODATION

As per Architects drawings: (subject to construction):

Two-storey live/work unit comprising entrance hall, kitchen/dining, wc and workspace on the ground floor and lounge, bathroom and two bedrooms (one en-suite) on the first floor.

GF (Res)	Approx. 284ft <sup>2</sup> [26.4m <sup>2</sup> ]
FF (Res)	Approx. 780ft <sup>2</sup> [72.5m <sup>2</sup> ]*
GF (Comm)	Approx. 805ft <sup>2</sup> [74.8m <sup>2</sup> ]

Rear garden and 2 Parking spaces

## TRANSACTION

Option 1- Freehold with vacant possession

Guide Price: £670,000

Option 2- Leasehold

The premises will be available by way of a new full repairing and insuring lease for a term to be agreed. The provisions of section 24-28 inclusive of the Landlord and Tenant Act 1954 are to be excluded. The ingoing Tenant will be required to provide a rental deposit to be held throughout the term. It is envisaged that the parties will enter an assignment for lease.

Guide Rent: £30,000 per annum exclusive.

## VAT

We are advised that the residential element will be zero rated and the commercial element will be subject to VAT.

## BUSINESS RATES / COUNCIL TAX

To be assessed following completion of construction.

## ENERGY PERFORMANCE CERTIFICATE

To be assessed following completion of construction.

## LEGAL COSTS

Both parties to be responsible for their own legal costs.

## VIEWING

Strictly by prior appointment with the sole agent:  
**Bracketts: 01892 533733**  
Darrell Barber MRICS  
M: 07739 535468  
[darrell@bracketts.co.uk](mailto:darrell@bracketts.co.uk)

\*including any areas with head height below 1.5m

**OPTION 1:** SUBJECT TO CONTRACT, CONSTRUCTION AND PROOF OF FUNDS.

**OPTION 2:** SUBJECT TO CONTRACT, CONSTRUCTION AND RECEIPT OF SATISFACTORY REFERENCES, DEPOSIT ETC..

Rev 17.04.25.DB

- PRIVATE GARAGE SPACE
- ALLOCATED PRIVATE PARKING SPACE
- OFFICE PARKING SPACE
- LIVE / WORK PARKING SPACE
- VISITOR PARKING SPACE
- CYCLE STORAGE



PROJECT RESIDENTIAL DEVELOPMENT TONG FARM, MARLE PLACE ROAD, BRENCHLEY, KENT, TN12 7HS	DRAWING TITLE PROPOSED SITE LAYOUT SHOWING PARKING
DRAWING NO. 1.20010241	PROJECT NO. BDS-TF-P04
 <b>BUILDING DESIGN STUDIO</b> RESPONSE ARCHITECTURE	
<small>         Building Design Studio, 20 Kingshill Avenue, Kingshill, West Malling, Kent, ME9 4AE          T: 01792 620047 E: mail@bdsstudio.co.uk Web: www.bdsstudio.co.uk       </small>	



**KEY**

-  SHARED RIGHT OF WAY
-  SITE BOUNDARY
-  OFFICE 2



 OFFICE 2 CONVEYANCE PLAN  
SCALE 1:200



JOB TITLE RESIDENTIAL DEVELOPMENT TONG FARM, MARLE PLACE ROAD, BRENCHELY, KENT, TN12 7HS		DRAWING TITLE CONVEYANCE PLAN OFFICE 2	
SCALE 1:200@A2	DRAWING NUMBER BDS-TF-11	DATE JAN 2025	REVISION





SITE AS AT JANUARY 2025



FRONTAGE OF SITE TO MARLE PLACE ROAD - JANUARY 2025