

**RESIDENTIAL DEVELOPMENT  
OPPORTUNITY**



**SITUATION**

Located close to the junction with Forge Way in this attractive village being approx. ¾ mile from Shoreham Rail Station. Shoreham lies approx. 6 miles north of Sevenoaks with easy access to the M25 (Junction 4).

**PROPERTY**

**A Self-Contained Commercial building** planned on ground and first floors.

**ACCOMMODATION**

Ground Floor      GIA Approx. 320 sq ft  
First Floor        GIA Approx. 310 sq ft incl. WC  
**Total GIA Approx. 630 sq ft**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Vacant Commercial  
Building with Potential  
Residential Use**

The Surveyors dealing with this property are  
**STEVEN GROSSMAN** and **NICHOLAS LEIGH**

\* Refer to Point 9 in the 'Notice to all Bidders' page



**Note 1: There may be potential via Permitted Development to convert the property to Residential Use, subject to obtaining the necessary consents and the usual statutory requirements etc.**

**Note 2: The property is rated as "Offices and Premises" with a Rateable Value of £5,900.**

**Note 3: 4 Week Completion.**

**VENDOR'S SOLICITORS**  
Wace Morgan Tomleys - Tel: 01686 626 641  
Ref: Ms Claire Jenkins - Email: [claire.jenkins@wmlaw.co.uk](mailto:claire.jenkins@wmlaw.co.uk)

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts