

# Commercial Site For Sale



Former Pack-house  
Queen Street

## PADDOCK WOOD

Kent TN12 6PJ

### Location

Paddock Wood lies on the A228 between Tunbridge Wells (5 miles) and Maidstone (10 miles), 4 miles to the east of Tonbridge. Rurally located Northeast of the town.

### Description

A level site formerly occupied by a re-purposed pack-house of 6,500 sqft with established B1(c) and B8 uses, destroyed by fire and now demolished. Outline Planning Permission was granted on 25/11/2021 (Ref 21/503225/OUT) for the redevelopment of the site for B1 (Light Industrial) and B8 (Storage and Distribution) uses to provide a building of 3,700 sqft & associated facilities. Approved Flood Risk Assessment and drainage strategy. Normal business hours.

Site area **0.45 acre**

### Description

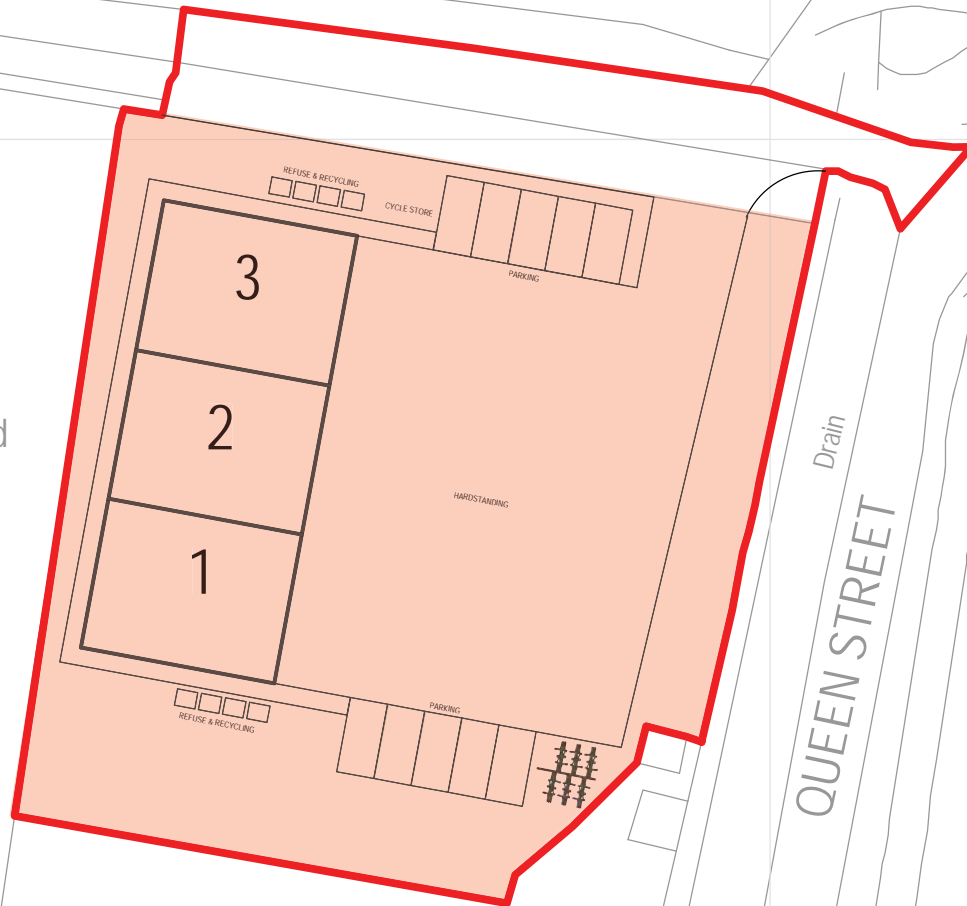
Site for sale FREEHOLD. Offers in region of **£350,000**, subject to contract. NO VAT.

**0.45 Acres**



**Plan attached to current live Planning Permission**

Adjacent Field

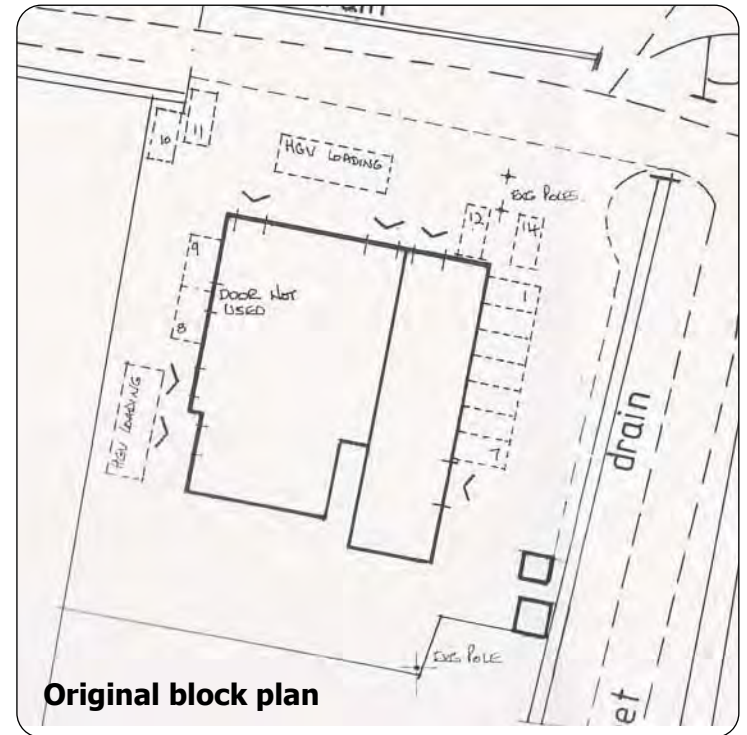
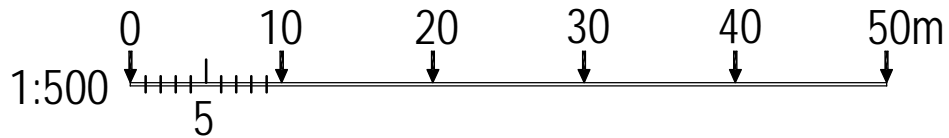


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QUEEN STREET

Little Fowle Hall Cottage

**BLOCK PLAN**



**Original block plan**



**The site today**



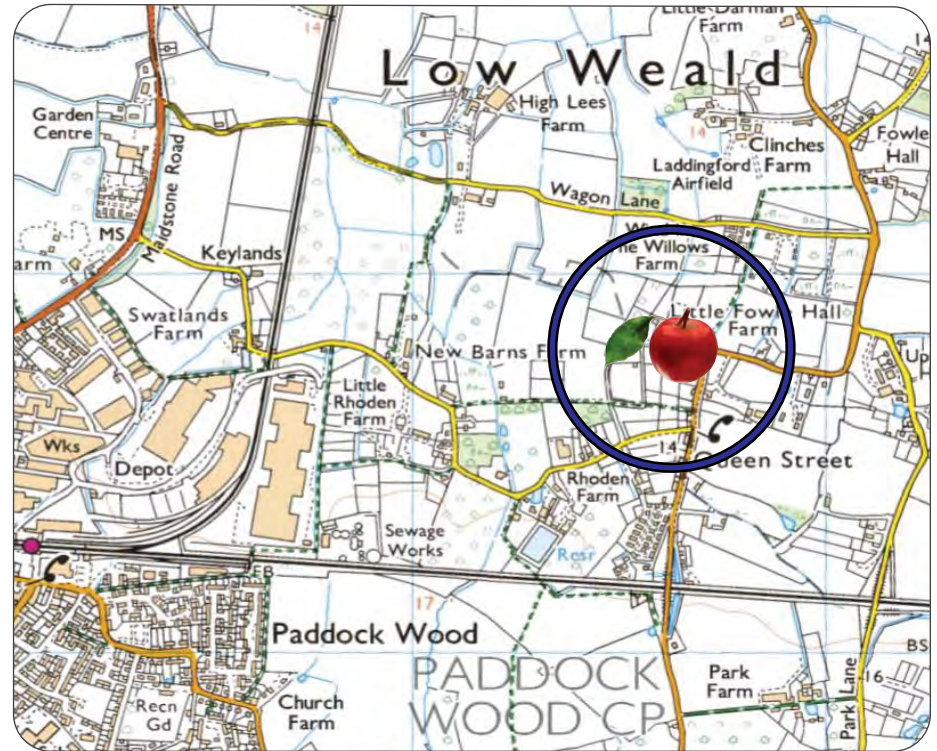
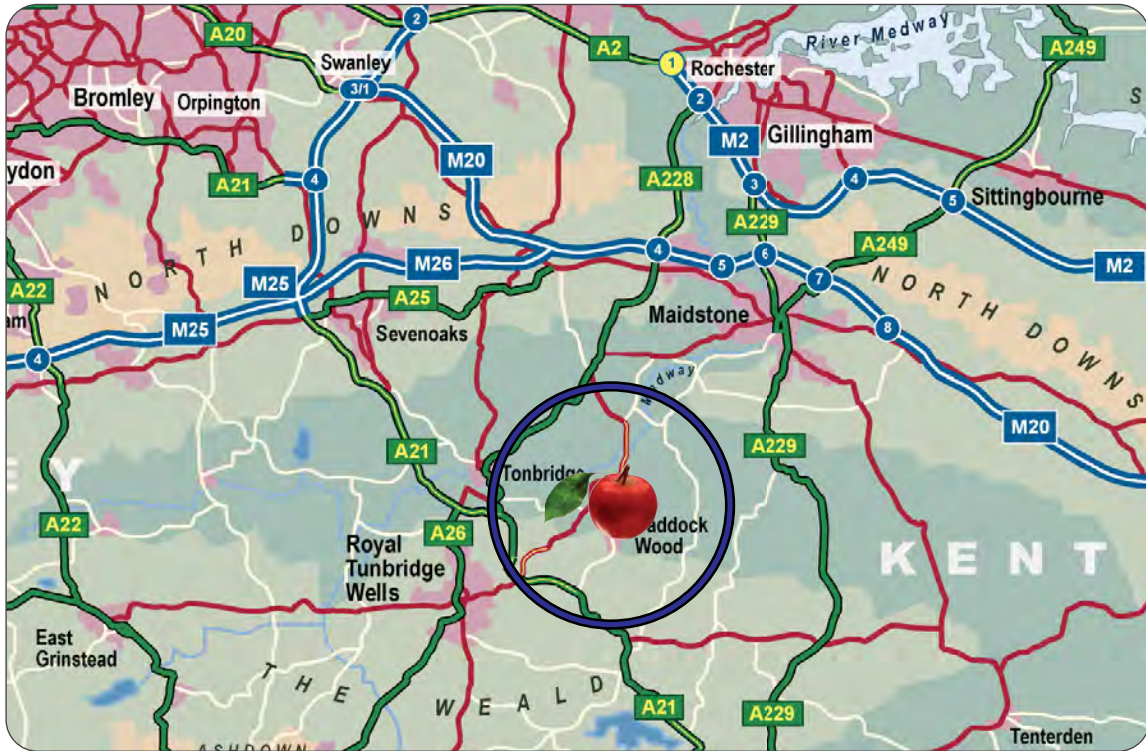


Photo of original building now demolished following a fire

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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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