



Ibbett Mosely

3 Bank House High Street, Wrotham, Kent,  
TN15 7AE



**GRADE II LISTED  
COMMERCIAL PROPERTY  
WITH CHANGE OF USE TO  
RESIDENTIAL GRANTED IN  
WROTHAM VILLAGE CENTRE  
POTENTIALLY SUITABLE - TO  
BE SOLD WITH VACANT  
POSSESSION.**

**Price: £350,000 Freehold**

### Location

The property is situated on the High Street, at the southern end of the village centre. This places the property within the immediate vicinity of all village amenities.

Wrotham is a popular and historic village on the Pilgrims' Way, at the foot of the North Downs designated as an area of outstanding natural beauty - offering some delightful country walks. It is one mile north of Borough Green and approximately five miles east of Sevenoaks. Its position between the M20 and M26 motorways provides easy access to London, the M25, the coast and Ebbsfleet International. It has a highly rated primary school, local shop and popular public houses/restaurants. Borough Green/Wrotham station is about 1 mile to the south with good commuter services to London Victoria and London Bridge within 40 minutes travel.

Borough Green is a lively local community with an excellent range of local shops

- Commercial Offices
- 18th Century Features
- Potential for Residential Conversion (Permission Granted)
- Over Three Floors
- Needs refurbishing
- Centre of Village Location
- No Chain
- Immediate Availability
- Fantastic Opportunity
- EPC exempt (Grade II listed); Council Tax band F (TBC)

(including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling.

### Description

This is a traditional self-contained building typical of the 18th Century which is typical of the Village High Street.

The building features a traditional timber and glass bay and half bay shop window display and a double, partially glazed front entrance door which facilitates access from the High Street. The ground floor is arranged as a large reception and front office. A further large kitchen off an entrance area and downstairs wc. Access is given from the rear of the ground floor to a partially covered courtyard style garden that can also be used for parking options.





The staircase are situated to entrance to the building and leads to the first of two floors above. The large landing forms a useful space in itself and offers access to a further kitchenette and wc to the rear. Three rooms make up the rest of this floor ranging from a good sized room to the front with a slightly smaller room with the same orientation plus a further room overlooking the rear. Centrally to this floor is a further room of double height containing a dog leg staircase leading to the second floor.

This entails the largest of rooms available with a window and one of the feature fireplaces dotted around the property and has a sash window overlooking the front. A further walkway leads out to the rear where another good sized room is offered.

Throughout the property although in need of attention the property offers great character features including beams, original floorboards and a mix of sash encasement and mid century windows.

### Measured Areas

The accommodation has been measured in accordance with RICS Valuation Standards and comprises a total area of approximately 1943 square feet (180.5 square metres) net internal area.





## Town Planning

Following the passage of the Use Classes Order (2020) the Use Class for the building is now Class E (Commercial) which allows the property to be used for Retail, Financial and Professional Services, Medical or indeed Office purposes as it is currently.

Planning has been granted for change of use to residential if required although consultation and plans would need to be discussed with Tonbridge and Malling planning department and consideration of its grade II listed status. Ibbett Mosely and partners would be happy to help on this matter and have a department that deals with planning and development.

## Price

Offers over £400,000 would be considered for unencumbered freehold interest and should be provided in writing to Ibbett Mosely Surveyors LLP. The building is not elected for VAT. However all offers are subject to financial qualification and position of being able to proceed.

## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly by appointment with Ibbett Mosely, Borough Green office. Contact the team on 01732 882266 or [boroughgreen@ibbettmosely.co.uk](mailto:boroughgreen@ibbettmosely.co.uk)



Approx. Gross Internal Area 1943 sq. ft / 180.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Borough Green 01732 882266**

EPC Rating-

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

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

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

**...a name you can trust**  
*offices in Kent and London*