



PLOT NORTH OF 59, FEN POND ROAD, IGHTHAM, KENT, TN15 9JE

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk



£375,000

FREEHOLD

Land with Full Planning Consent for a 4 Bedroom Detached House.

House size of 1536 sq. ft. and plot size of 0.12 of an acre.

Found on the edge of the popular village of Ightham.



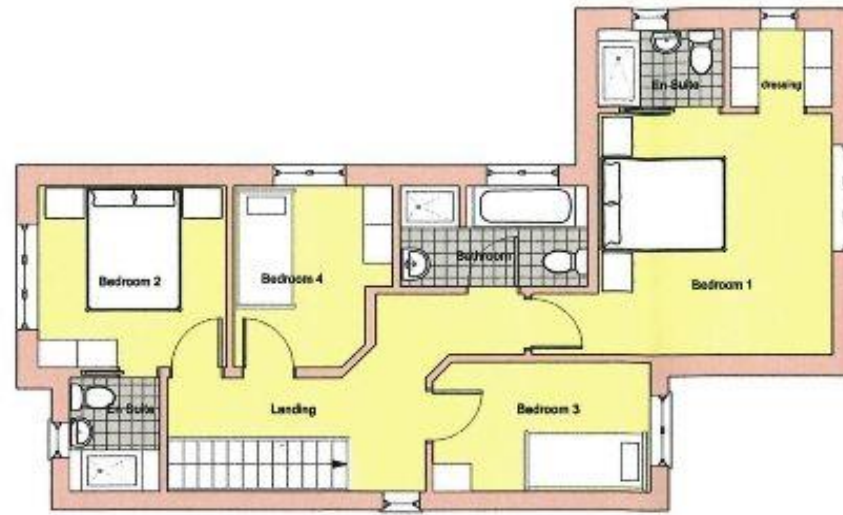


Full Planning Permission granted, reference TM/23/02007/FL, from Tonbridge & Malling Borough Council to develop this plot measuring 0.12 acres set within Ightham and an area of outstanding natural beauty.

The approved plans are to create a 4 Bedroom Detached home with open plan Living, Dining & Kitchen area. On the ground floor there is a further reception room, Utility and Cloakroom. The first floor comprises 4 separate bedrooms. The Master Bedroom has an en-suite and a dressing room. The 2nd bedroom also has its own en-suite. The last 2 bedrooms have use of the separate Family Bathroom. The total floor area measures 1536 sq. ft. or 142.74 sq. metres. There is ample space to create a driveway for at least 2 vehicles to the front. The buyer can work with their own architect to adapt the internal layout to match their specific requirements or submit a new application with their own design.

The land is to be sold as a self-build plot.

The land is located on the edge of the popular historic village of Ightham, near to Ightham Primary School (Ofsted rated Outstanding) and renowned George and Dragon pub within walking distance. For convenience the thriving village of Borough Green is less than 2 miles away and offers a wide variety of shops, popular schools and the mainline train station giving regular service for commuters into London Bridge, Waterloo East, Charing Cross and London Victoria. For more comprehensive shopping and amenities Sevenoaks town is less than 6 miles away.



First Floor Plan

First Floor GIA - 71.37 sq. metres (768 sq. ft.)



Ground Floor Plan

Ground Floor GIA - 71.37 sq. metres (768 sq. ft.)

Total Floor GIA - 142.74 sq. metres (1,536 sq. ft.)



Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)

Route to View

From our office in Borough Green proceed west along the Sevenoaks Road towards Ightham. Go straight over the 1st roundabout and at the next take the 2nd exit onto the Borough Green Road into Ightham. Take the 3rd turning right into Fen Pond Road, the land can be found at the end of the houses on the right hand side denoted by our For Sale board.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.



Proposed West (front) Elevation



Proposed South (flank) Elevation

Proposed Materials:

Elevations - Facing brickwork, with reddish brown vertical tile hanging at first floor levels - double corner - 'lost peg effect' with white render elements as indicated. External openings to have 215mm high soldier course brick over where indicated

Roofs - mid brown concrete single corner plain tiles

Doors - front and utility - composite white finish panel with top glazed elements as indicated with white glazing bars, white powder coated aluminium bi fold doors to rear garden elevation

Windows - white narrow framed upvc, casement style with white glazing bars as indicated

Oak framed natural stained timber front porch

Rainwater goods - black half round upvc gutters and black round 75mm dia downpipes



Proposed East (rear) Elevation



Proposed North (flank) Elevation