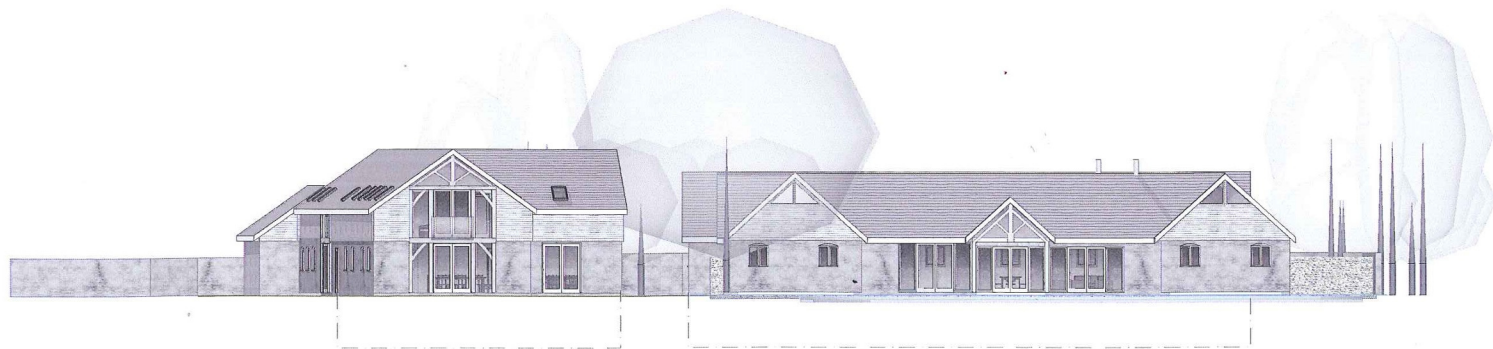




**PLOT 3
LILLYS FARM
CHELSFIELD LANE
OLD CHELSFIELD
CHELSFIELD
KENT BR6 7RP**



LangfordRae
— PROPERTY AGENTS —



Plot 3 and Plot 2 - NE Elevation

**PRELIMINARY PARTICULARS
PLOT 3, LILLYS FARM , CHELSFIELD LANE, OLD CHELSFIELD, CHELSFIELD KENT BR6 7RP**

A SUBSTANTIAL RESIDENTIAL BUILDING PLOT EXTENDING TO APPROXIMATELY 3 ACRES WITH FAR REACHING VIEWS AND PLANNING CONSENT FOR 7,000 SQ FT DWELLING , OUTBUILDINGS AND 6 LARGE POLY TUNNELS GIVING OVER 5,000 S FT WITH REPLACEMENT TO GREENHOUSES/STORAGE POTENTIAL STPP

OFFERS IN THE REGION OF £1,300,000 INVITED FOR THE FREEHOLD

OLD CHELSFIELD Is a small Kentish village lying about two to three miles from Orpington High Street which offers a good range of shops and is two miles from the parade of shops in Windsor Drive which are more than adequate for day to day requirements, Those wishing to commute can do so from either Orpington or Chelsfield Station both offering fast and frequent services to central London. More comprehensive shopping facilities can be found in Bromley which offers a good range of quality shops including many of the major department stores and Bluewater is about a 20 minute drive away. Education is well catered for with a number of highly regarded state and private schools within a ten mile radius, Sport too, is of an abundance with a variety of activities offered at The Walnuts Leisure Centre in Orpington including badminton, swimming and squash and golf and horse riding are available with several courses and schools within the vicinity including the nearby championship golf course of Lullingstone Park. The M25 can be joined at Junction 4 allowing easy access to most of the major road networks, Gatwick and Heathrow airports.

TO BE SOLD The following drawings are indicative of what is to be built on the site (not to scale).

To view: by appointment with sole agents:

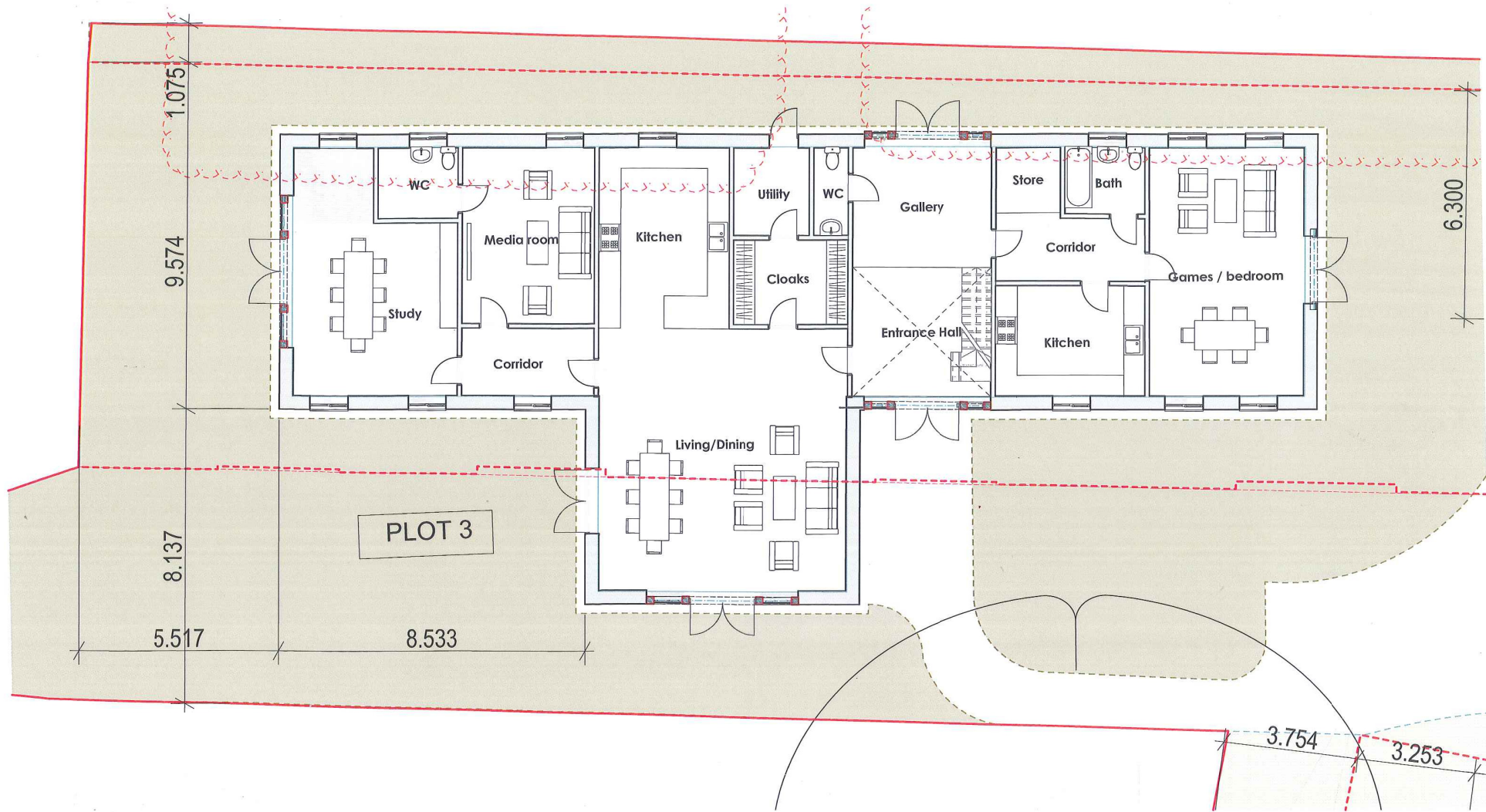
**LANGFORD RAE PROPERTY AGENTS
49 WINDSOR DRIVE
CHELSFIELD
KENT
BR6 6EY**

TEL: 01689 862770

EMAIL: chelsfield@langfordrae.co.uk

WEB SITE: www.langfordrae.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested the apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. LRVB3652



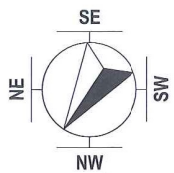
Rev B 24 Aug 2016 Basements reduced on Plots 1-3 to make a combined total of 285.2m2

Planning Application Drawings

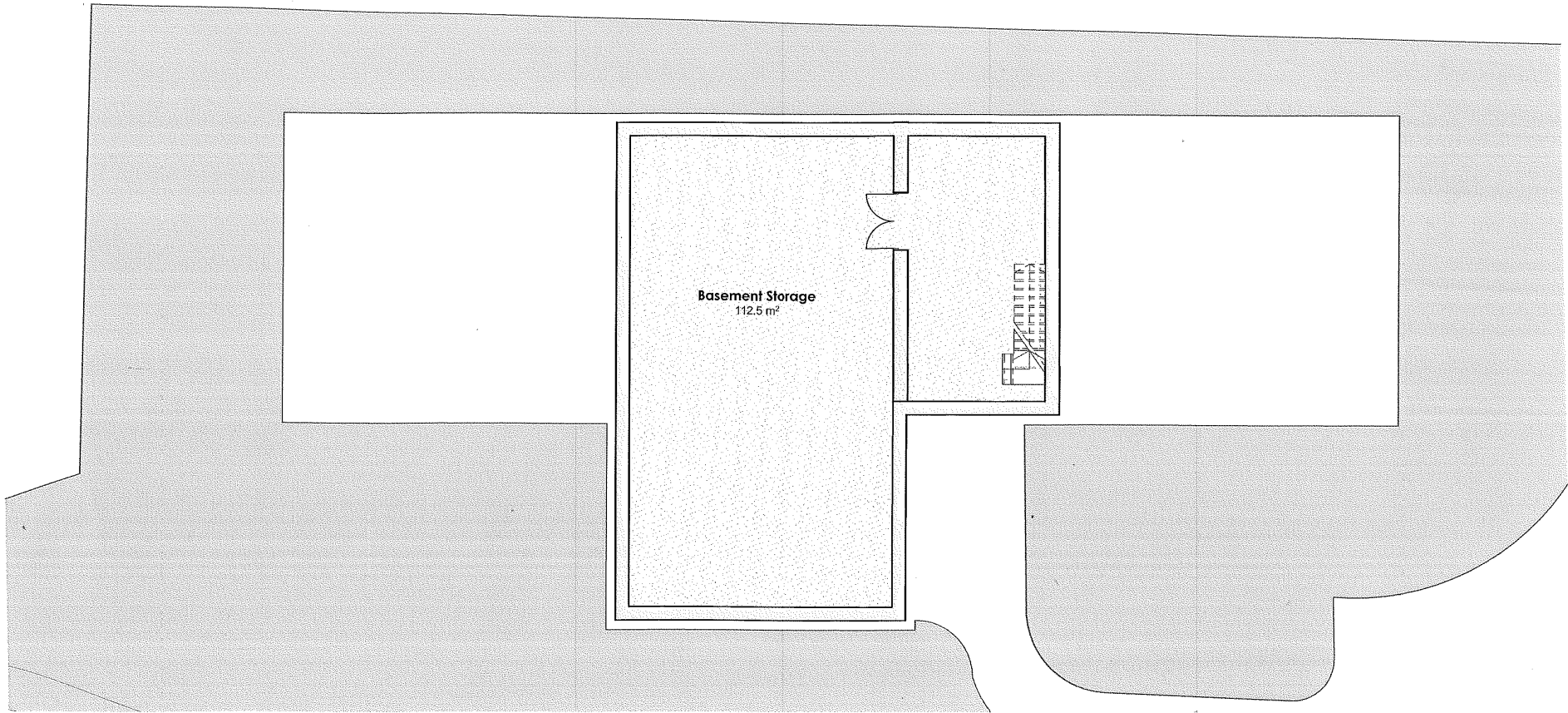
Plot 3 - Ground Floor

Lillys Farm, Chelfield Lane, Orpington BR6 7RP

1:100 @ A3 15 May 2016 AJ38 **18 Rev B**



THE GREEN OAK CARPENTRY COMPANY LTD, Langley, Liss, Hampshire GU33 7JW 01730 892049



Rev B 24 Aug 2016 Basements reduced on Plots 1-3 to make a combined total of 285.2m2

Planning Application Drawings

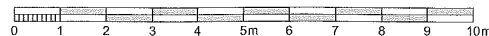
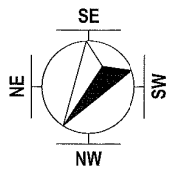
Plot 3 - Basement

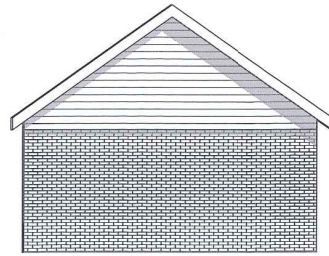
Lillys Farm, Chelfield Lane, Orpington BR6 7RP

1:100 @ A3 15 May 2016 AJ38 **18.1B**

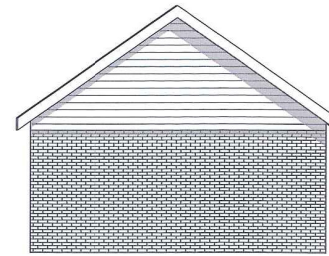


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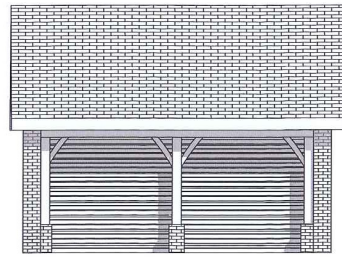




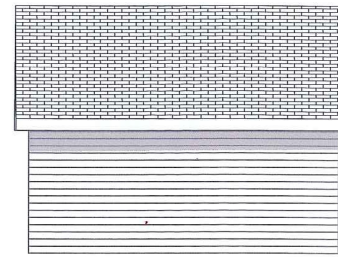
P306 Plot 3 Garage South West Elevation 1:100



P308 Plot 3 Garage North East Elevation 1:100



P307 Plot 3 Garage NW Elevation 1:100



P305 Plot 3 Garage South East Elevation 1:100



P301 Plot 3 North West Elevation 1:200

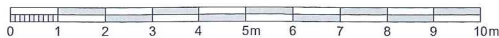
Rev B 24 Aug 2016 Basements reduced on Plots 1-3 to make a combined total of 285.2m2

Planning Application Drawings

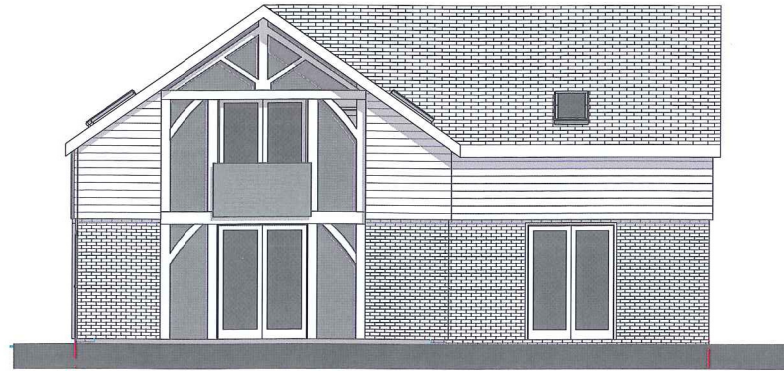
Plot 3 Garage Elevations

Lillys Farm, Chelfield Lane, Orpington BR6 7RP

1:200, 1:100 @ A3 15 May 2016 AJ38 **23 Rev B**



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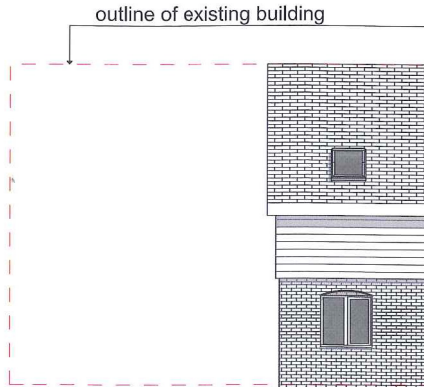
Basement FFL = 124.74

P302

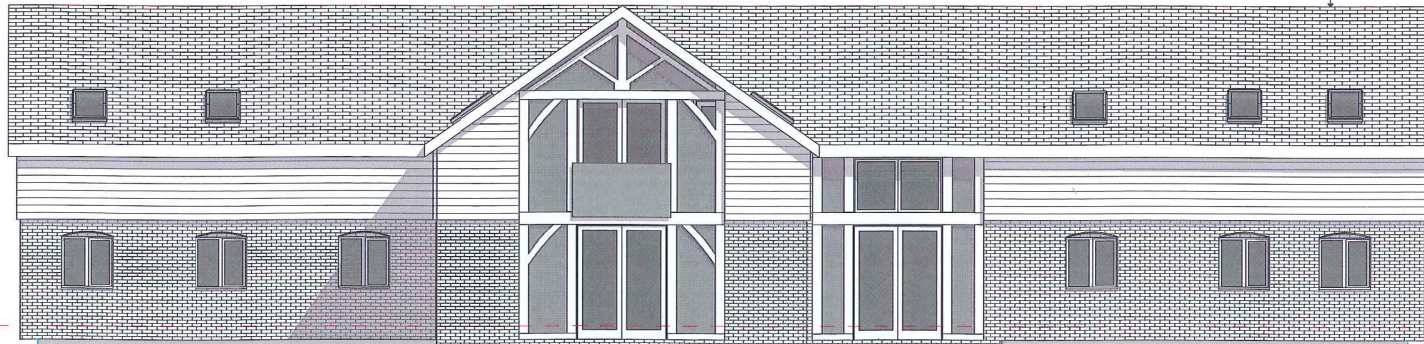
Plot 3 North East Elevation

1:100

RIDGE matches existing building
6970mm above gl = 134.16



outline of existing building



Basement FFL = 124.74

6.540

new GL -430mm below
datum 127.62
= 127.19

P301

Plot 3 North West Elevation

1:100

Rev B 24 Aug 2016 Basements reduced on Plots 1-3 to make a combined total of 285.2m2

Planning Application Drawings

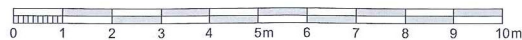
Plot 3 - North West Elevation, North East Elevation

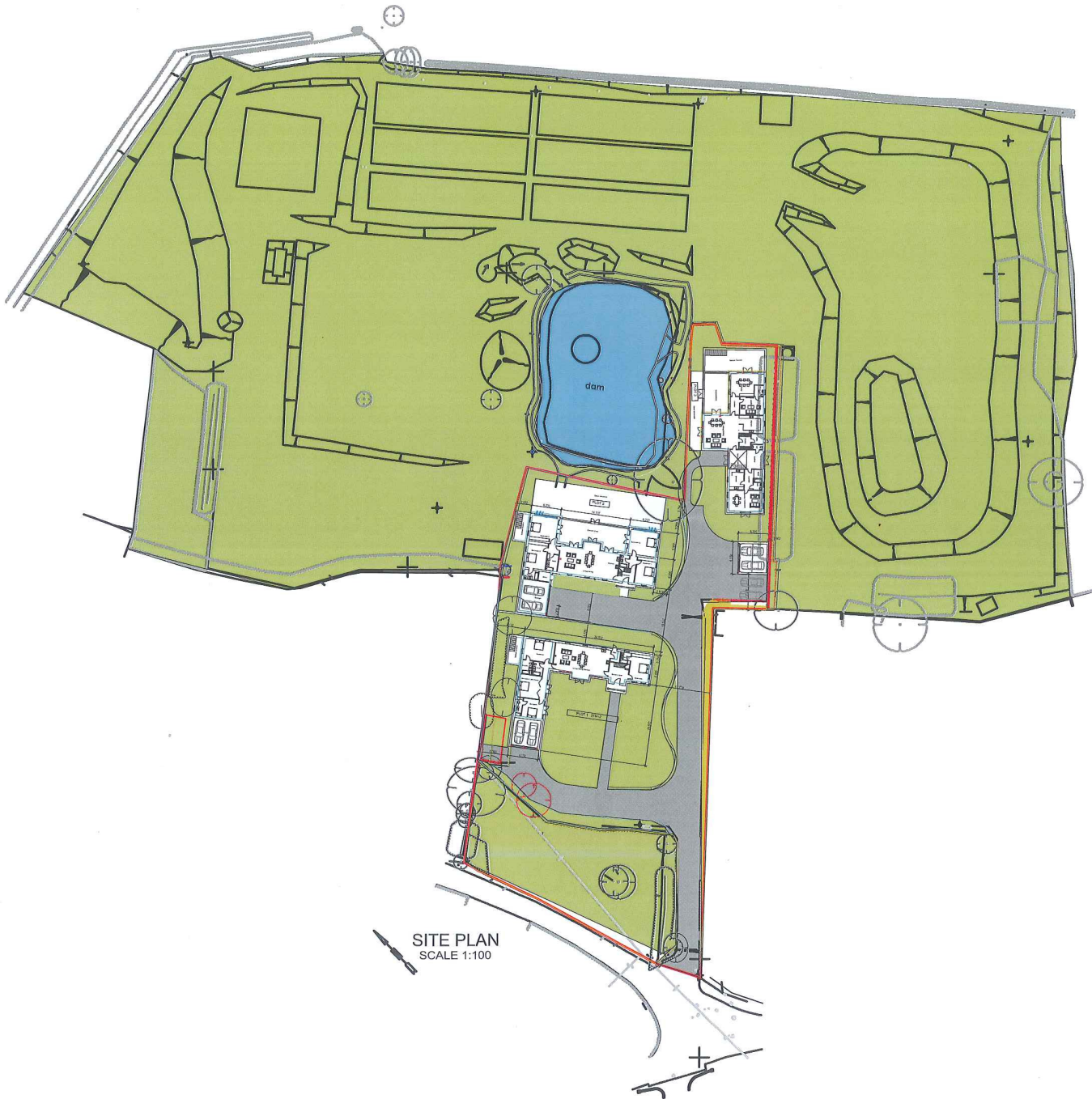
Lillys Farm, Chelfield Lane, Orpington BR6 7RP

1:100 @ A3 15 May 2016 AJ38 **20 Rev B**

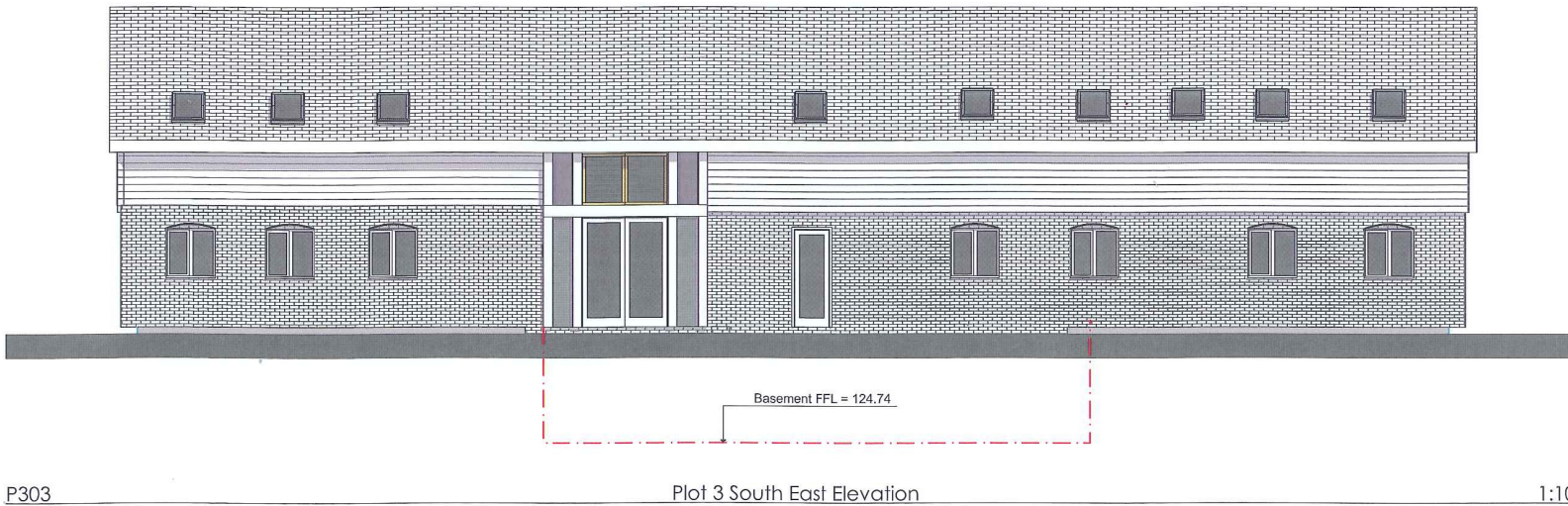


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SITE PLAN
SCALE 1:100



Rev B 24 Aug 2016 Basements reduced on Plots 1-3 to make a combined total of 285.2m2

Planning Application Drawings

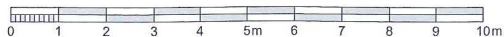
Plot 3 - South West, South East Elevations

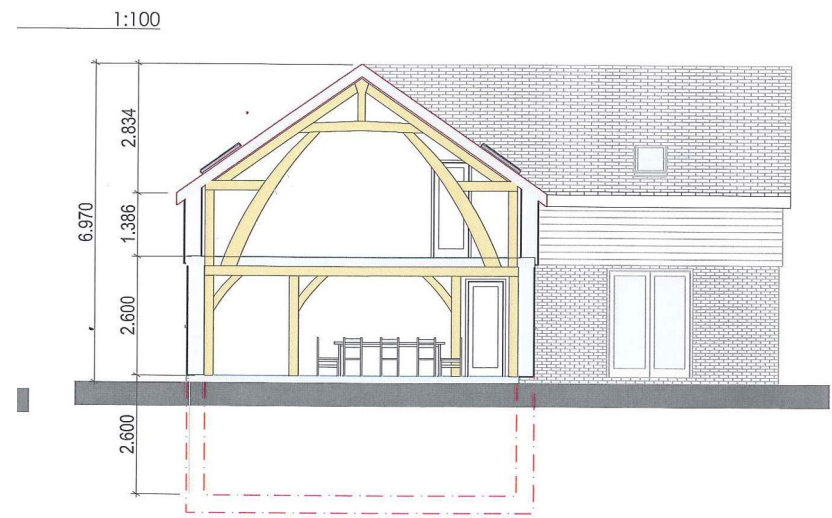
Lillys Farm, Chelfield Lane, Orpington BR6 7RP

1:100 @ A3 15 May 2016 AJ38 **21 Rev B**



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P309

Plot 3 - Building Section looking south west

1:100