

Bank Lane Farm
Bank Lane
Hildenborough, Kent TN11 8NR

A superb double building plot for sale in the heart of the
Kent countryside

London, 40mins via train : Excellent road links, via A21 / M25

Available

Plot 1 : Oakhurst House, 2.2 Acres

Plot 2 : Bank House, 3.0 Acres

Or as a whole, 5.2 Acres

bracketts est. 1828

132 High Street
Tonbridge
Kent
TN9 1BB

Tel: (01732) 350503 Fax: (01732)
359754

E-mail: info@bracketts.co.uk

www.bracketts.co.uk

Also at 27-29 High Street, Tunbridge
Wells, Kent

Tel: (01892) 533733



LOCATION

Bank Lane Farm, Hildenborough is situated in a semi rural location, Bank Lane Farm has been granted full planning permission to create two unique secluded homes, with Gardens, Paddock and Woodland.

Hildenborough is situated with excellent road and rail links, with London circa 40mins.

Central Tonbridge is approximately 3 miles away, with Sevenoaks 5 miles and Tunbridge Wells 8 miles away. All towns have a selection of retail shopping facilities.

Schools in the local area are all of a high quality.

For relaxation, Nizels Golf and Country Club is situated a short distance away, offering Gym, Swimming and Golf facilities.

The nearest Pub is 400 yards walk.

TO BE SOLD

Bracketts are delighted to offer for sale this double building plot with the benefit of planning consent for two five bedroom detached houses all on a total site area of 5.2 acres.

The plots can be sold independently or combined.

PLOT 1 Offers Over £745,000
PLOT 2 Offers Over £800,000
COMBINED Offers Over £1,545,000

PLOT 1 OAKHURST HOUSE

- 5 Bedrooms
- Detached Garage Block
- Paddock
- Convenient yet rural location

The accommodation is over two floors and provides an approx. gross external floor area of:

House 327.2 sqm
Garage 36 sqm
Total 363.2 sqm (3,909 sqft)
Site Area Approx 2.2 acres

PLOT 2 BANK HOUSE

- 5 Bedrooms
- Detached Garage Block
- Paddock
- Woodland
- Convenient yet rural location

The accommodation is over two floors and provides an approx. gross external floor area of:

House 322.7 sqm
Garage 36 sqm
Total 358.7 sqm (3,861 sqft)
Site Area Approx 3 acres

PLANNING

Planning Consent was granted on appeal. The original application Ref TM/14/02750/FL was refused by Tonbridge & Malling Borough Council but on appeal (Ref APP/H2265/W15/3011999) consent was granted for two substantial five bedroom detached houses with garaging.

SERVICES

Purchasers are strongly recommended to make their own enquiries but we understand mains water and electricity are currently connected to the site with mains drainage in the road.

LOCAL AUTHORITY

Tonbridge & Malling Borough Council
Gibson Building, Gibson Drive
Kings Hill , West Malling
Kent, ME19 4LZ

VIEWING

Strictly by appointment with Bracketts
01732 350503.

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

Oakhurst House (Plot 1)

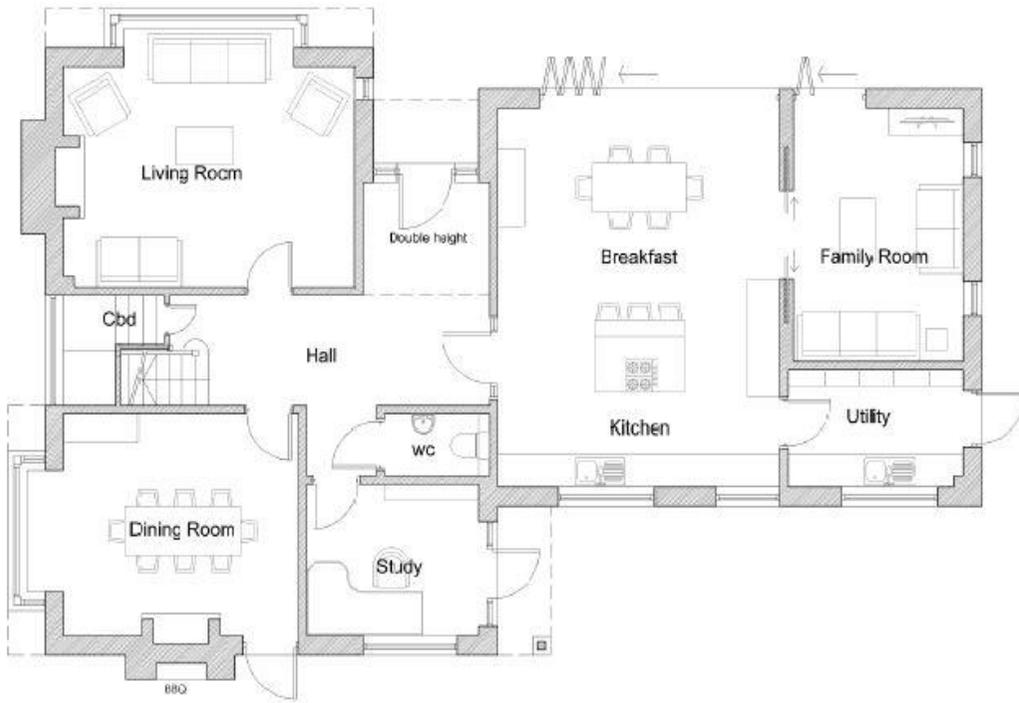
Superb 2.2 acre site with full planning permission for a stunning home.

- 5 Bedrooms
- Detached Garage block
- Paddock
- Convenient yet rural location

- 327.2sqm
- Garage 36 sqm
- Total: 363.2sqm (3,909 sq ft)



Oakhurst House : Internal floor plan



Ground Floor Plan



First Floor Plan

Bank House (Plot 2)

Superb 3.0 acre site with full planning permission for a stunning home.

- 5 Bedrooms
- Detached Garage block
- Paddock
- Woodland
- Convenient yet rural location

- 322.7sqm
- Garage 36 sqm
- Total: 358.7sqm (3,861 sq ft)



Bank House : Internal floor plan



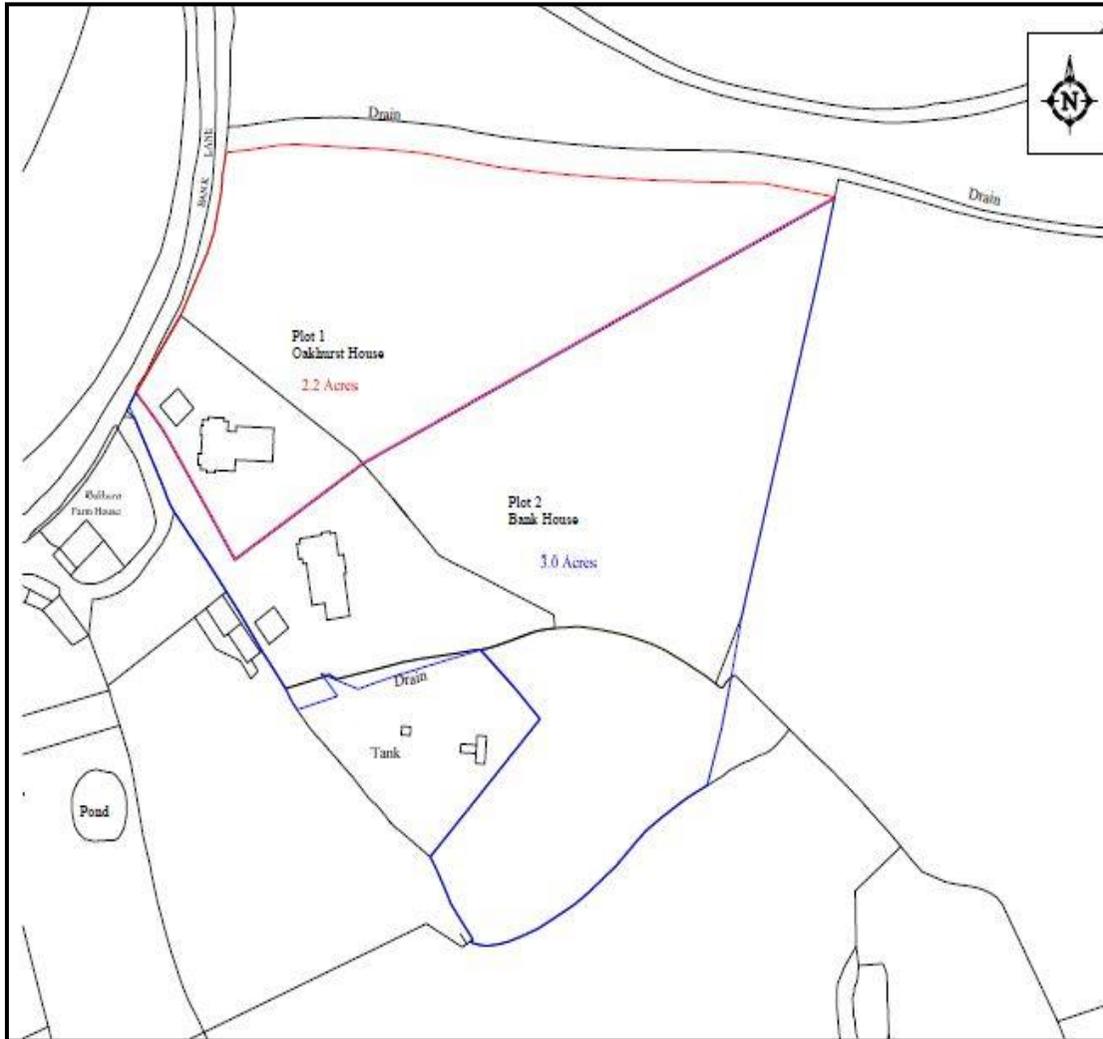
Ground Floor Plan



First Floor Plan

Total Plot Area

Showing house areas, Paddocks and Woodland



House Area : Oakhurst House and Bank house

Plot 1 : Oakhurst House

Plot 2 : Bank House



House Area : Oakhurst House and Bank house

Plot 1 : Oakhurst House

Plot 2 : Bank House



Bank Lane Farm Total Plot: 5.2 Acres



