



Halstead, Kent

An imposing detached period property with planning consent for conversion to unique village residence. Garden to the rear and private car parking.

Private
Estates 

Prime Property from Robert Leech Estate Agents

An attractive detached period building with part rendered elevations, pitched tiled roof, and single storey extensions. The property, which is not listed, ran as a village pub, but closed in 2022. Internally, the well-proportioned accommodation is mainly over 2 floors, and extends to about 2,735 sqft, plus basement and storage areas. The property requires refurbishment, and therefore, this represents an ideal opportunity for a purchaser to create a wonderful village home. There is a private garden to the rear which extends to approx 16m at its deepest point. There is car parking for 3 vehicles to the rear.

CONVERSION OF THIS PERIOD BUILDING INTO A RESIDENTIAL DWELLING WAS APPROVED BY SEVENOAKS DISTRICT COUNCIL, UNDER REF: 23/03408/FUL. PLANNING DOCUMENTS CAN BE VIEWED AT:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4L61GBKKB200>

Ground Floor

Entrance Lobby
4 Reception Areas
Kitchen
Rear Lobby, Cloakrooms

Lower Ground Floor

Cellar

First Floor

Landing
Four Rooms
Bathroom
Balcony, staircase to garden

Top Floor

2 Attic Rooms

Freehold

All mains services (not tested)
Council Tax: to be reassessed
Local Authority: Sevenoaks District Council



5.5 miles
Sevenoaks



1.8 mile
Knockholt
station



27 miles
Gatwick



LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East, Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

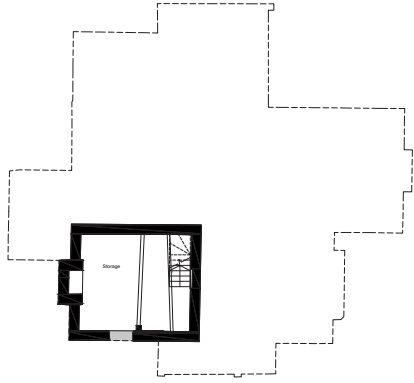


LOCATION

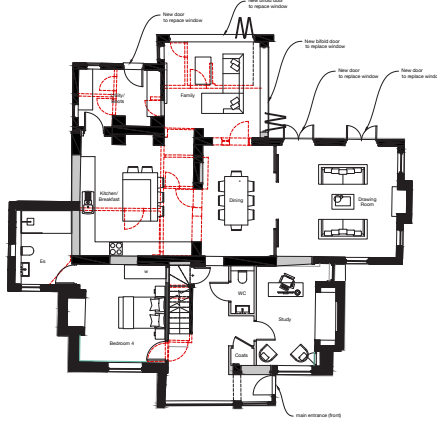
The property is situated in the heart of Halstead Village, a conservation area, with primary school, St Margaret's Church which is a Grade II listed building, village shop and public house. Halstead is located on the North Downs, surrounded by Greenbelt open countryside, approximately 3 miles south of Orpington and 5 miles to the north west of Sevenoaks.

The village benefits from excellent transport links, being just off the A224 and close to both the A21 and Junction 4 of the M25. Nearby Knockholt train station offers regular commuter services to central London terminals (Charing Cross is about 44 minutes). Central London is only 25 miles.

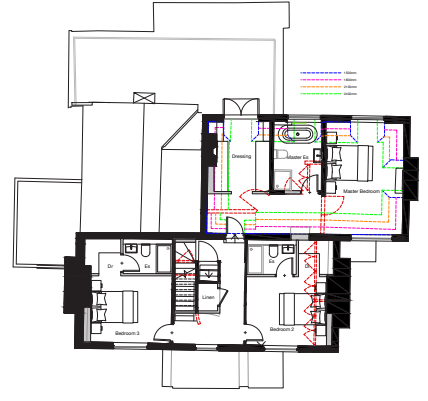




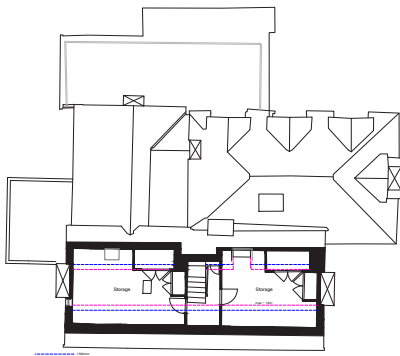
1 PROPOSED BASEMENT
 (DN: 28.50M) / (DN: 28.00M)
 1:100



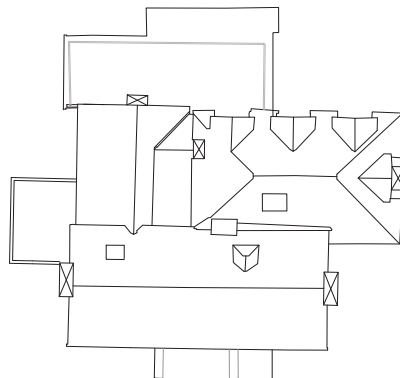
2 PROPOSED GROUND FLOOR
 (DN: 10.00M) / (DN: 9.50M)
 1:100



3 PROPOSED FIRST FLOOR
 (DN: 10.00M) / (DN: 9.50M)
 1:100



4 PROPOSED SECOND ROOF PLAN
 (DN: 10.00M) / (DN: 9.50M)
 1:100



5 PROPOSED ROOF PLAN
 1:100

Legend:
 - Existing (solid line)
 - Proposed (dashed line)
 - To be demolished (dotted line)

Legend:
 ■ Existing
 □ Proposed
 □ To be demolished



Planning Issue

HALO

ARCHITECTS

The Cock Inn
 Shoreham Lane, Halstead
 Sevenoaks TN14 7DD

PUB - Proposed Floor Plans

1:100/8A1 10/2023 KF

HA22-216	P204	A
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1 PROPOSED ELEVATION 1
SOUTH WEST 1:100




2 PROPOSED ELEVATION 2
SOUTH EAST 1:100

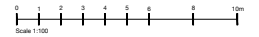


3 PROPOSED ELEVATION 3
NORTH EAST 1:100



4 PROPOSED ELEVATION 4
NORTH WEST 1:100

 To be demolished



Plan: _____
 Date: _____
 Drawing: _____
Planning Issue

HALO
 ARCHITECTS

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 Tel: 01494 500222 Email: info@haloarchitects.co.uk
 www.haloarchitects.co.uk

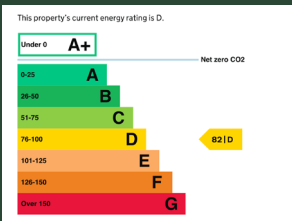
Client: **Shoreham Lane Ltd**

Project Name: **The Cock Inn
 Shoreham Lane, Halstead
 Sevenoaks TN14 7DD**

Project Title: **PUB - Proposed Elevations**

Scale: 1:100@A1	Date: 10.2023	Author: KF
Job No: HA22-216	Drawing No: P205	Rev: -

Not responsible for structural and design calculations or any other aspects of buildability or safety.



DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. 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.

