

Plot With Planning Permission

Shoreham Lane

Halstead

Kent TN14 7DD

# A rare opportunity to purchase a plot with planning permission for a detached house with two parking spaces and private garden, located in the centre of this pretty and historic village near Sevenoaks.

An opportunity for builders or developers to purchase a plot with planning consent for a single detached residence, which once completed will extend to 95 sq.m/1023 sq.ft. Plans are approved by Sevenoaks District Council under reference 23/03408/FUL

Planning documents can be viewed at:

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

## Freehold

**Services:** The purchaser will be responsible for the connection of services.

**CIL:** Community Infrastructure Levy is payable to the local authority under ref: 23/03408/FUL/0001, amounting to £18,928.75



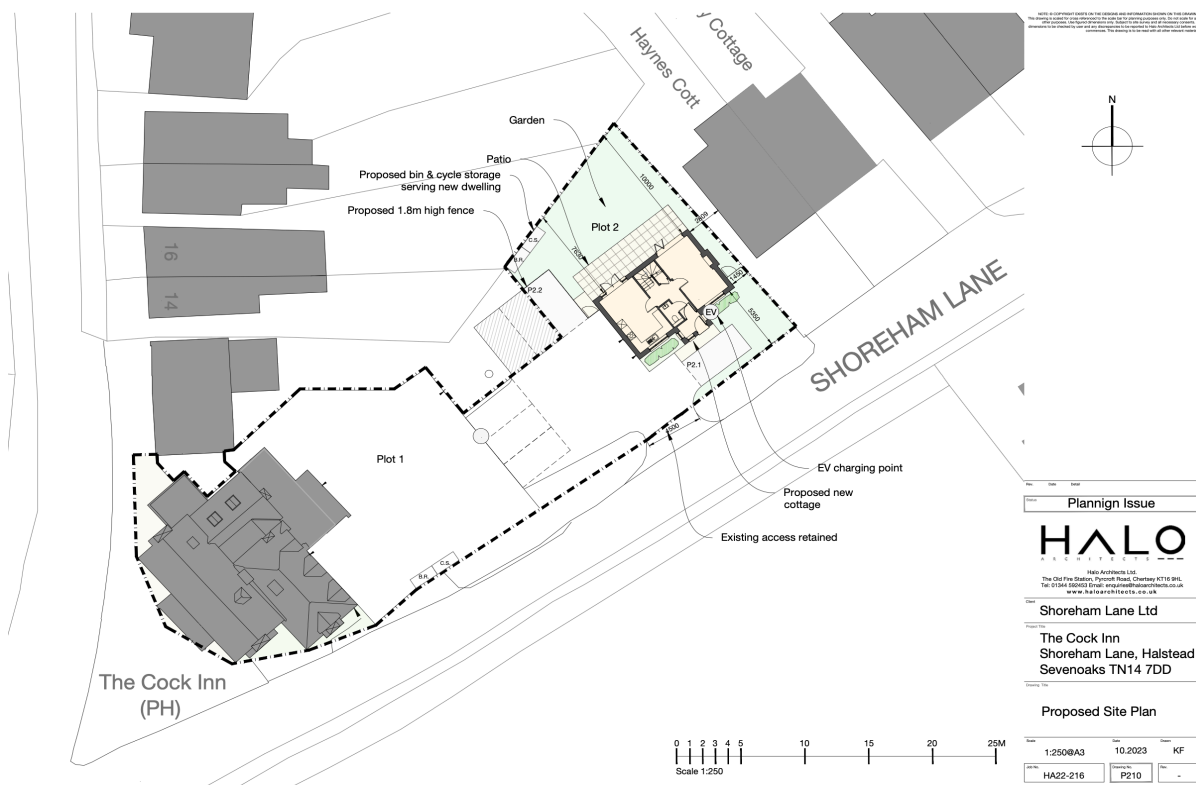
5.5 miles  
Sevenoaks



1.8 mile  
Knockholt  
station



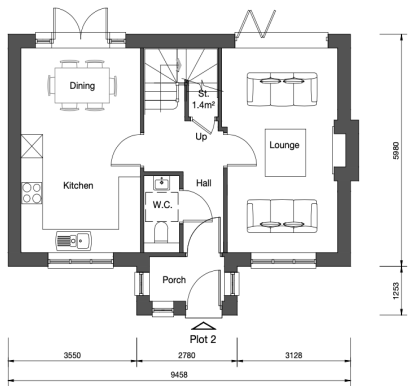
27 miles  
Gatwick



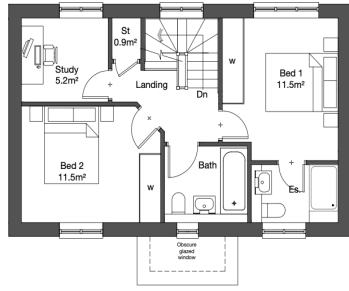
## LOCATION

The plot is situated in the heart of Halstead Village, a conservation area, with primary school, St Margaret 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.

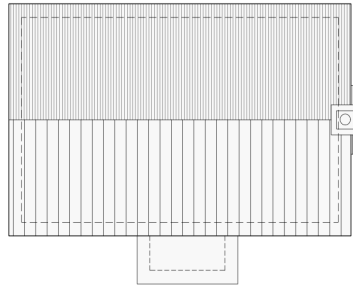
The village benefits from excellent transport links, being just off the A224 and close to both the A21 and Junction 4 of the M25. Nearby Knockholt train station offers regular commuter services to central London terminals (Charing Cross about 44 minutes). Central London is only 25 miles.



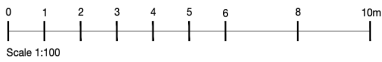
1 PROPOSED GROUND FLOOR PLAN  
 PLOT 2 G.L.A - 955QM / 1023SQFT  
 1:100



2 PROPOSED FIRST FLOOR PLAN  
 1:100



3 PROPOSED ROOF PLAN  
 1:100



Rev: Date: Detail:

Issue: **Planning Issue**

**HALO**  
 ARCHITECTS

Halo Architects Ltd  
 The Old Fire Station, Pyroville Road, Chertsey KT16 9PL  
 Tel: 01344 892433 Email: enquiries@haloarchitects.co.uk  
 www.haloarchitects.co.uk

Client: **Shoreham Lane Ltd**

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

Drawing Title: **Proposed New Cottage  
 Floor Plans**

Scale	Date	Drawn
1:100@A3	10.2023	KF

Job No.	Drawing No.	Rev.
HA22-216	P206	-

The copyright in this document and design is confirmed to and the property of Halo Architects Ltd



1 PROPOSED FRONT ELEVATION  
 SOUTH EAST  
 1:100



2 PROPOSED SIDE ELEVATION  
 NORTH EAST  
 1:100



3 PROPOSED REAR ELEVATION  
 NORTH WEST  
 1:100



4 PROPOSED SIDE ELEVATION  
 SOUTH WEST  
 1:100

Rev: Date: Detail:

Issue: **Planning Issue**

**HALO**  
 ARCHITECTS

Halo Architects Ltd  
 The Old Fire Station, Pyroville Road, Chertsey KT16 9PL  
 Tel: 01344 892433 Email: enquiries@haloarchitects.co.uk  
 www.haloarchitects.co.uk

Client: **Shoreham Lane Ltd**

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

Drawing Title: **Proposed New Cottage  
 Elevation**

Scale	Date	Drawn
1:100@A3	10.2023	KF

Job No.	Drawing No.	Rev.
HA22-216	P207	-

The copyright in this document and design is confirmed to and the property of Halo Architects Ltd





Photos show Halstead village

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

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.

Robert  
Leech .

