



**BENENDEN SCOUT HUT**  
HIGH STREET, BENENDEN, CRANBROOK, KENT TN17 4DJ



**Lambert  
& Foster**



TENTERDEN 5.5 MILES | CRANBROOK 3.3 MILES | BENENDEN SCHOOL 0.3 MILES

## **BENENDEN SCOUT HUT, HIGH STREET, BENENDEN, CRANBROOK, KENT TN17 4DJ**

A rare offering to the market of a former Scout Hut with potential (STP), located in a prominent High Street position in the sought after village of Benenden, Kent.

For Sale by Informal Tender – Closing Date for Offers – Noon Wednesday 18<sup>th</sup> December 2024

GUIDE PRICE £150,000 FREEHOLD



### **SITUATION**

The Scout Hut is situated in a prominent position along Benenden High Street and is considered to have potential for alternative uses, subject to obtaining the necessary consents. The building is on brick foundations with timber weatherboard cladding, under a pitched clay tile roof. The property has a small garden area to the front, and is bordered by residential properties.

Internally the Scout Hut extends to 71.1 sq.m (765 sq.ft) and is equipped with a small kitchenette area, a separate WC with wash basin, and numerous storage cupboards. The building is well lit with an abundance of natural light.

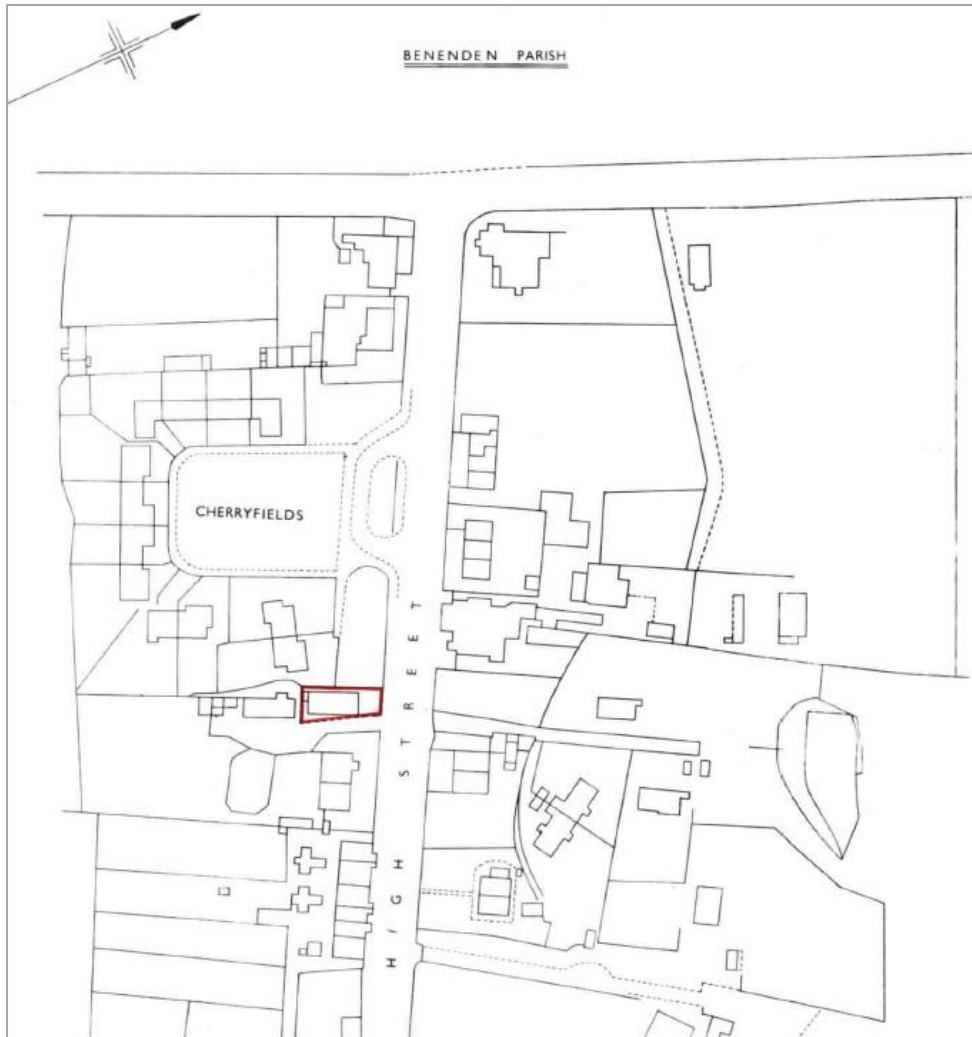
The property is extremely well located in the village vicinity. Local amenities include a village community store and The Bull Inn public house, with the nearby towns of Cranbrook and Tenterden providing more extensive amenities. The renowned Benenden School is located 0.3 miles from the village High Street, together with a number of nearby National Trust and private gardens attracting international visitors.

### **DIRECTIONS**

From the Benenden crossroads, head south towards the village centre and after 125m the Scout Hut will be located on the right hand side, directly opposite the Carriage Hair Studio.

## LOCATION PLAN

For identification purposes only.



**METHOD OF SALE:** The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 18<sup>th</sup> December 2024 using the attached form. For any queries, please contact the selling agent.

**VIEWING:** By appointment only. Contact Will Jex for more information.

**Paddock Wood Office:** 01892 832325 Option 3.

**WHAT3WORDS:** ///fired.disco.uplifting

**TENURE:** Freehold

**SERVICES & UTILITIES:** The property has previously been connected to the following services & utilities. Applicants should satisfy themselves as to the current connection status.

**Electricity supply:** Mains

**Mains Water supply:** Mains

**Sewerage:** Mains

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council (01892 526121)

Mount Pleasant Road, Tunbridge Wells, TN1 1RS

[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COVENANTS:** Covenants Relate to this property. Please contact the office for more information.

**FLOOD & EROSION RISK: Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None (Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

Tel. 01892 832 325

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

Tel. 01435 873 999

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

Tel. 01303 814 444

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

Tel. 01580 712 888

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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