



THE OLD TELEPHONE EXCHANGE
VIGO ROAD | FAIRSEAT | KENT | TN15 7LR
Guide Price £175,000



**Lambert
& Foster**

THE OLD TELEPHONE EXCHANGE, VIGO ROAD, FAIRSEAT, KENT TN15 7LR

The Old Telephone Exchange presents an opportunity for the extension and conversion to form a one bedroom dwelling, set within a plot extending to 0.16 acres (0.06 Hectares) in the village of Fairseat, Kent.

M20 WROTHAM 2.4 MILES | BOROUGH GREEN RAILWAY STATION 3.3 MILES | BRANDS HATCH 6.1 MILES



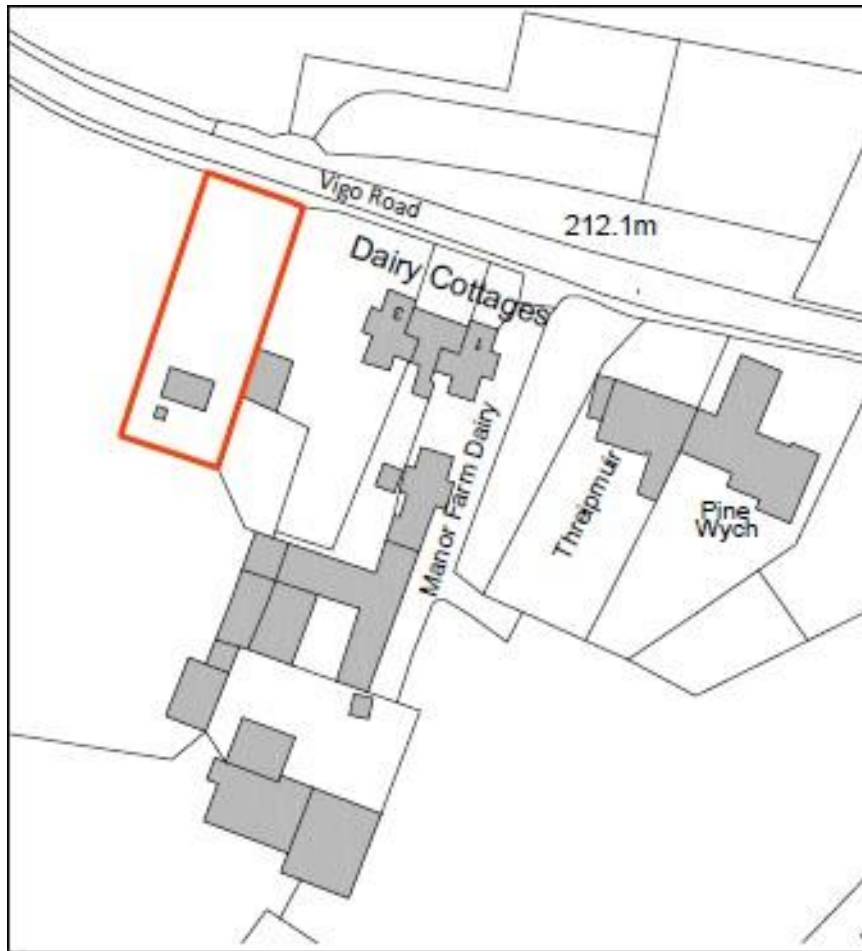
DESCRIPTION

The Old Telephone Exchange dates back to the 1940's and sits within a plot extending to 0.16 acres (0.06 Hectares) with excellent views over adjoining fields. Some of the boundaries still contain the original concrete fence posts. The building sits towards the rear of the plot, which is broadly rectangular and offers ample parking and associated residential curtilage.

The property is conveniently located nearby to local amenities and has good rail and road transport connections.

PLANNING

Planning permission was granted by Tonbridge and Malling Borough Council on 11th August 2022 for the "Extension and conversion of existing agricultural building to form a one bedroom dwelling. Additional work to include access improvements and a wider access track to the dwelling; provision of a parking space and garden land; and landscaping works" The application reference number is 22/00077/FL – a data pack containing the relevant planning documents is available on request.



MONEY LAUNDERING REGULATIONS

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, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, 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.

ACCESS

The property is accessed via a private gateway from Vigo Road.

METHOD OF SALE

The property is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

DIRECTIONS

The nearest postcode to the land is TN15 7LR. From the Wrotham M20/A20 junction, join the A227 Gravesend Road heading northbound. After 1.4 miles turn left onto Vigo Road and continue for a further 0.2 miles. The gated entrance to the property is located on the left-hand side.

WHAT3WORDS

Using the What3Words app, the entrance to the property along Vigo Road is located at [///casino.tree.both](#)

GENERAL

Tenure: Freehold with vacant possession

Services: The property is connected to mains water and electricity, however these have not been in use for a number of years.

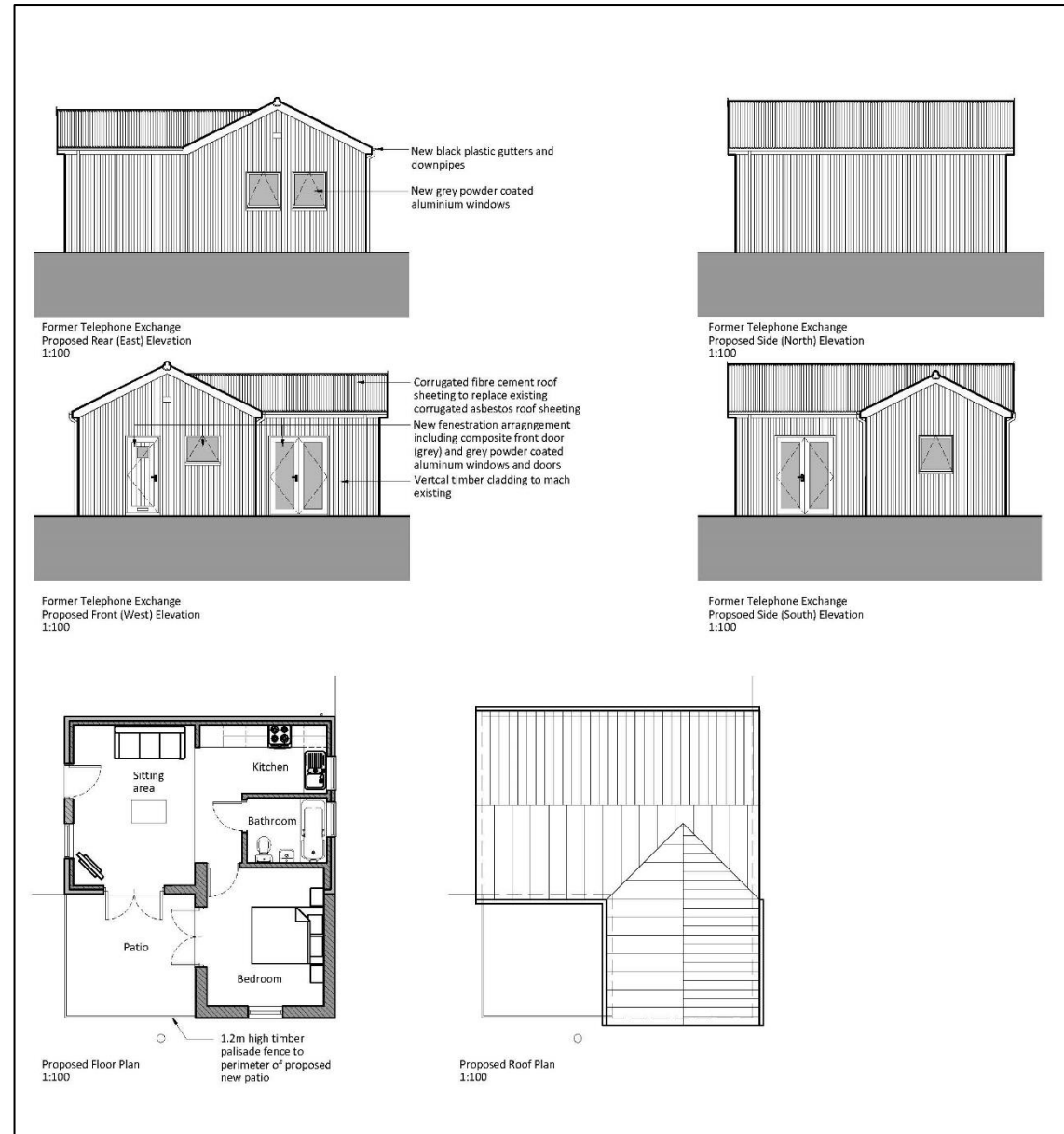
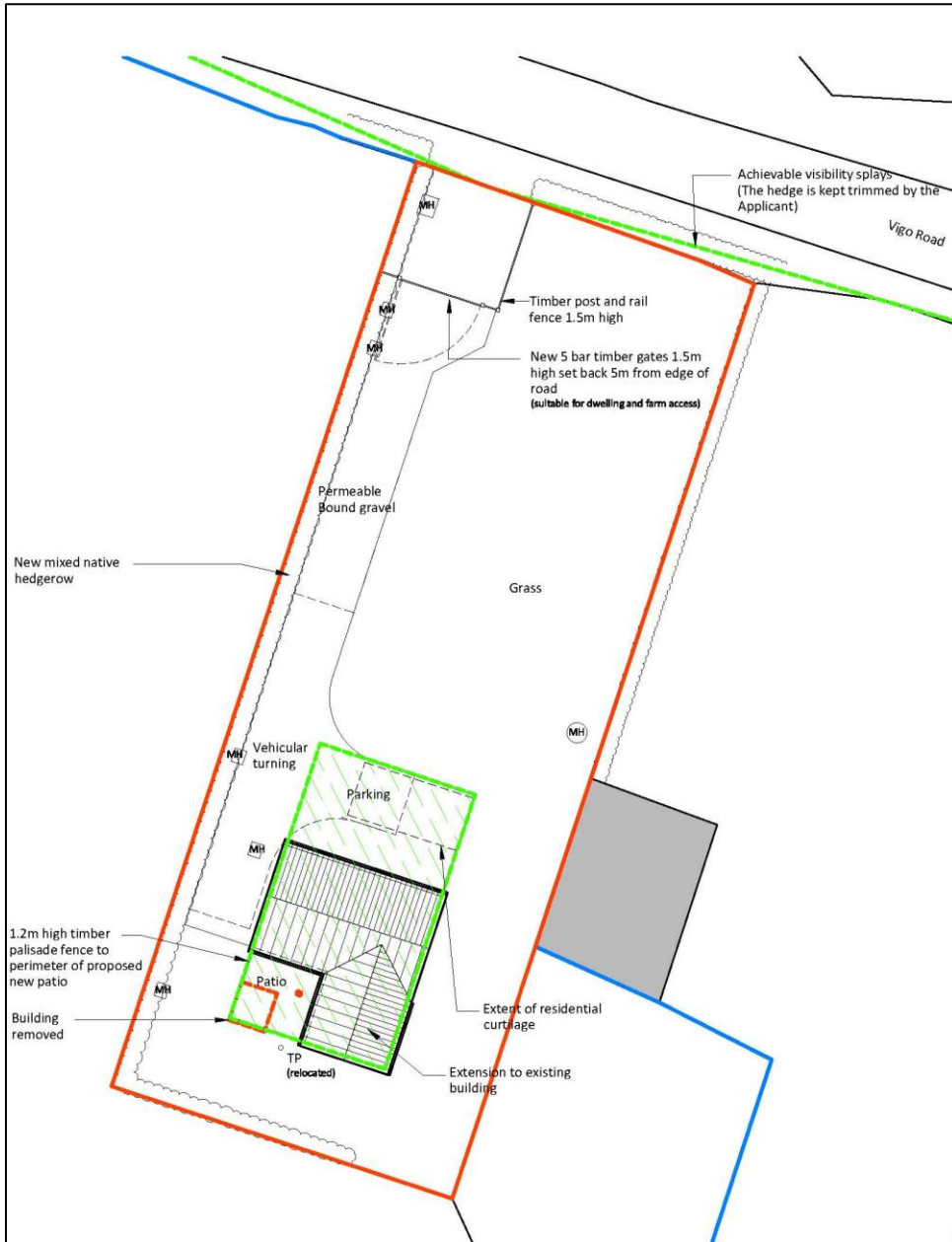
Local authority: Tonbridge and Malling Borough Council, Tel: 01732 844522

VIEWING

Strictly by appointment only. Please contact Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex for more information.

PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.



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 but 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



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