



**BUILDING PLOTS AT COCKSHOTT FARMHOUSE,
HIGHGATE HILL, HAWKHURST, KENT TN18 4LS**



**Lambert
& Foster**

PROPOSED BLOCK PLAN

ROSE COTTAGE

HILLGATI



GARDEN

1.8M CLOSE BOARD FENCE WITH NATIVE HEDGEROW PLANTING

PARKING FOR COCKSHOT FARMHOUSE

1.2M POST & RAIL FENCE

TREE PLANTING BUFFER WITH NATIVE HEDGEROW PLANTING & 1.2M POST & RAIL FENCE

1.8M RETAINING BRICK WALL

1.8M CLOSE BOARD FENCE WITH NATIVE HEDGEROW PLANTING

1.2M RETAINING BRICK WALL

PLOT 01

BIN STORE

CYCLE STORE

PARKING WITH ELECTRIC VEHICLE CHARGING POINT

SCHEME FOR 71 UNITS UNDER PLANNING PERMISSION 20/02788/FULL

PROPOSED ACCESS

4000

BOUND GRAVEL DRIVEWAY

4200

NATIVE HEDGEROW PLANTING & 1.2M POST & RAIL FENCE

AREA OF SOFT LANDSCAPING & BIODIVERSITY ENHANCEMENTS

BCP

1.8M RETAINING BRICK WALL

NATIVE HEDGEROW & TREE PLANTING FOR ADDITIONAL SCREENING

COURTYARD TURNING AREA

PARKING WITH ELECTRIC VEHICLE CHARGING POINT

BIN STORE

CYCLE STORE

PLOT 02

1.2M RETAINING BRICK WALL

TOLLGATE

EXISTING FENCE REPLACED WITH 1.8M HIT AND MISS FENCING, TREE PLANTING AND NATIVE HEDGEROW FOR ADDITIONAL SCREENING

ETCHINGHAM STATION 4.5 MILES | CRANBROOK 4.5 MILES | TUNBRIDGE WELLS 15 MILES

BUILDING PLOTS AT COCKSHOTT FARMHOUSE, HIGHGATE HILL, HAWKHURST, KENT TN18 4LS

A development opportunity comprising a pair of building plots with full planning permission granted for the construction of two detached barn style houses – Plot one: three bedrooms approximately 1484 sq ft/138 sq m and Plot 2: four bedrooms approximately 1969 sq ft/183 sq m all set within established gardens with a combined plot size of approximately 0.6 of an acre, set back from the road, located within this popular Wealden village. Cranbrook School catchment area.

AVAILABLE AS A WHOLE GUIDE PRICE £500,000 FREEHOLD



SITUATION

The building plots are positioned within the established gardens of Cockshott Farmhouse with an initially shared entrance accessed off Highgate Hill with pavement to the centre of the village with the traditional Colonnade and independent shops together with Tesco's Waitrose supermarkets, Kino digital cinema and primary school. The neighbouring market town of Cranbrook provides a comprehensive range of amenities including the ever popular Cranbrook School. Excellent educational facilities in the area include preparatory schools at Marlborough House and St Ronans. The A 21 provides access to the coast, Tunbridge Wells and M25 motorway network.

DIRECTIONS

From the traffic lighted crossroads in the centre of the village, follow the A229 towards Hurst Green/Hastings. Proceed down Highgate Hill, past Copthall Avenue and on, where upon the entrance to the building plots will be seen on the left-hand side, almost immediately after passing Heathfield Hire on the right. Look out for the Cockshott Farmhouse name sign on the fence.

DESCRIPTION

Full planning consent has been granted under applicant reference 21/03010/Full on 14 June 2023 for the erection of two detached two storey dwellings together with new access and associated parking, garage and landscaping.

The plots will benefit from an established garden setting with the total plot size for both plots extending to approximately 0.6 of an acre, approached via an initially shared driveway with Cockshott Farmhouse.

AGENTS NOTE: plans and elevational drawings are provided by kind permission of Kent Design Studio who achieved the planning consent www.kentdesignstudio.co.uk

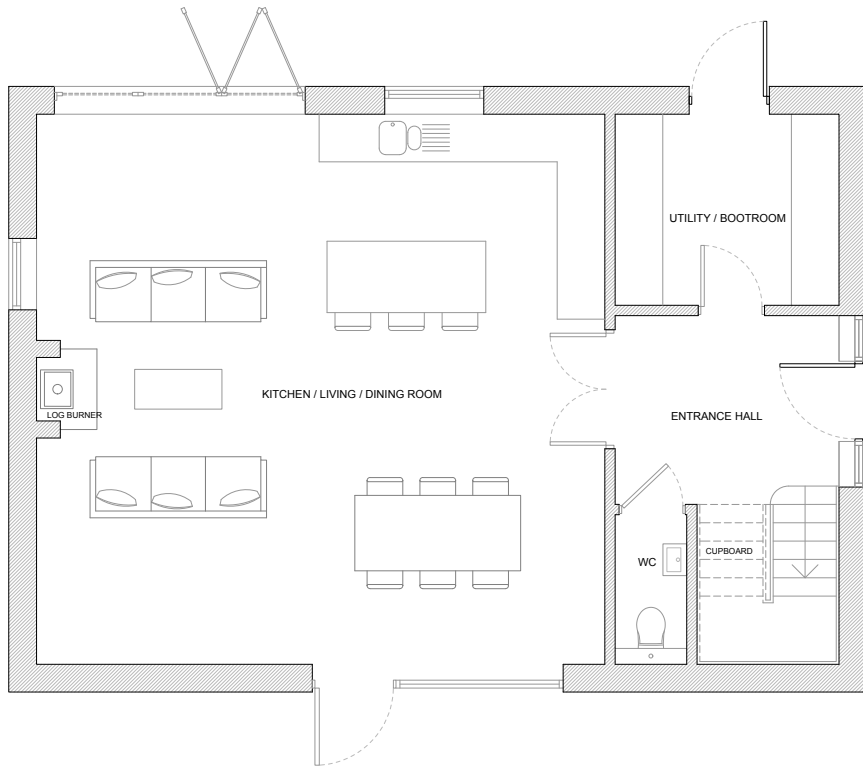
PLOT 1 has a gross internal area approximately 1484 ft²/138 m² with proposed accommodation comprising: open Plan sitting room/dining room/kitchen, first floor, three bedrooms including a main bedroom with dressing room and en suite shower room and a separate family bathroom.

PLOT 2 has a gross internal floor area approximately 1969 ft²/183 m² with proposed accommodation comprising: entrance hall, sitting room, open plan kitchen/dining room utility/boot room cloakroom, first floor, four bedrooms including a main bedroom with en suite bathroom and a separate family bathroom.

PLOT 1 - ELEVATIONS



PLOT 1 - FLOORPLANS



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

PLOT 2 - ELEVATIONS



Proposed North Elevation
Scale 1:50



Proposed East Elevation
Scale 1:50

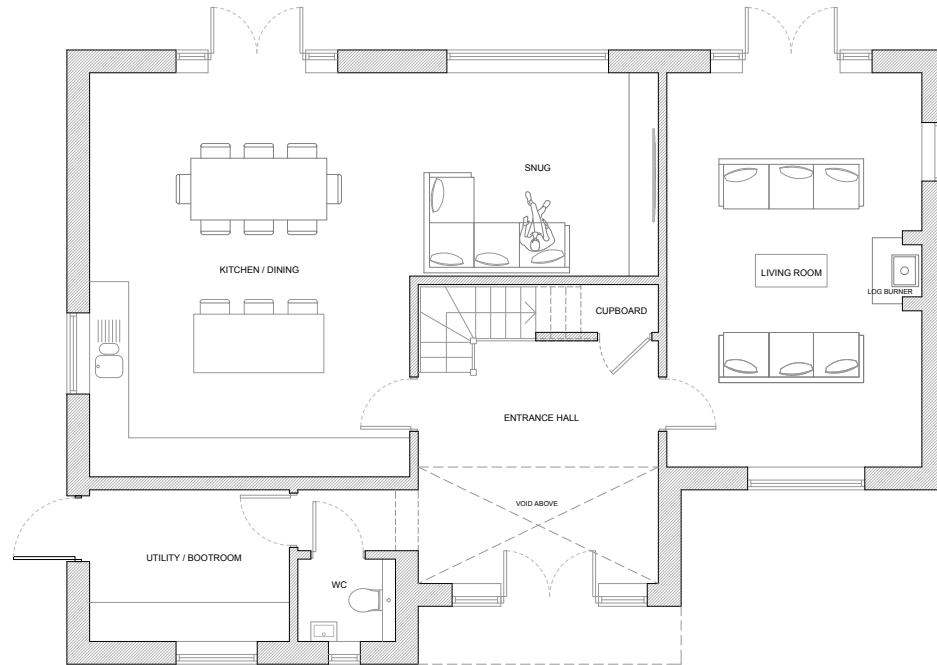


Proposed South Elevation
Scale 1:50

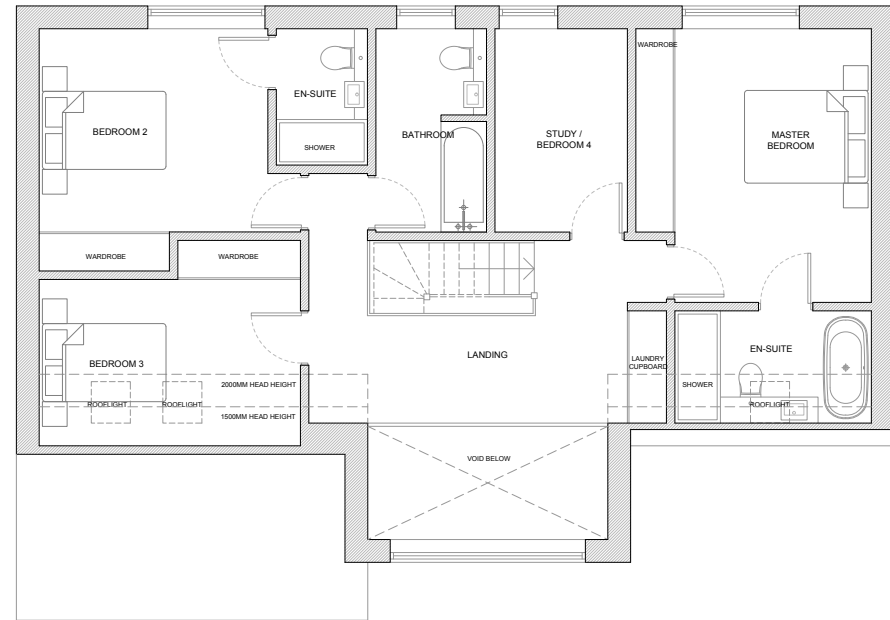


Proposed West Elevation
Scale 1:50

PLOT 2 - FLOORPLANS



Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50

SERVICES: Mains water is available in the road, mains electricity is available from Talbot Road, mains drainage is available in the road. Prospective purchasers should still rely on their own enquiries with regards to local availability of any service connections.

LOCAL AUTHORITY: Tunbridge Wells Borough Council.
www.tunbridgewells.gov.uk

TENURE: Freehold.

VIEWINGS: Strictly by appointment with the agent's Cranbrook office on 01580 712 888.

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.

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 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.



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