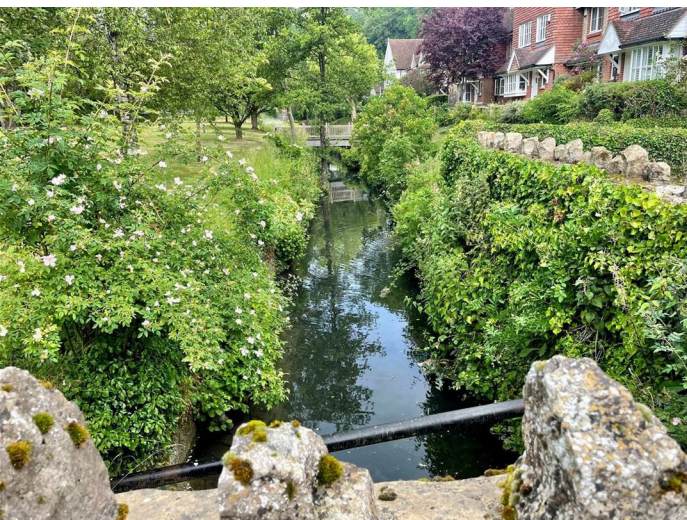




Ibbett Mosely

Bridge House Basted Lane, Borough  
Green, Kent, TN15 8PS



## Bridge House Basted Lane, Borough Green, Kent, TN15 8PS

Calling all developers, a rare opportunity to buy a ready made built development with planning to be refitted to offer three, four bedroom family houses.

Currently used as an architects office the property was built with conversion in mind and planning arranged to develop and refit out at some stage in the future. Agreement to develop these spaces are rare being set in area of natural beauty within the highly popular Basted Mill location just over 1 mile from Borough Green and all it offers but in a semi rural position with walking, running and country pursuits on the doorstep.

Guide Price £1,400,000 to £1,500,000

- Planning Permission Granted
- Built to Convert to Houses
- Close to Borough Green Centre
- Guide Price £1,400,000 to £1.500,000
- Development Potential
- Three, Four Bedroom Family Homes
- Mainline Station to London within 1.5 Miles
- Stunning Basted Mill Location
- Off Street Parking
- Additional Plot Available

A fantastic opportunity to purchase this property with planning permission to be developed into three good sized family houses offering four double bedrooms and ensuite options.

The property sits in the Basted Valley, an area of natural beauty offering walking, running and country pursuits on your doorstep as a popular country pub within 200 metres.

Just over a mile to Borough Green with its amenities including mainline station to London, City and West End locations it truly offers the best of all. If a bigger town is required we are just a short drive from the highly popular Sevenoaks with its connections and facilities.

A rare opportunity to develop a building that was built with potential conversion in mind and is currently being used as offices for an architects, who notice has been given too.

Bridge House

Bridge House is situated at the end of the Basted Mill development and is currently used as an office for a leading architect business. It was built with the intention of conversion to sizeable family homes offering modern solutions to lifestyle needs.

This starts with its great location to tap into the semi rural lifestyle enjoying the open countryside on your doorstep that is highly popular with dog walkers and runners taking in the vistas that Kent is famous for finishing at the local country pub less than 200 metres from the property. This is all balanced with a journey of just over 1 mile to central Borough Green offering great amenities including popular schools, artisan bakeries, community centre, supermarkets and most importantly a mainline station with less than 40 minutes onward journey to both the City and West End,

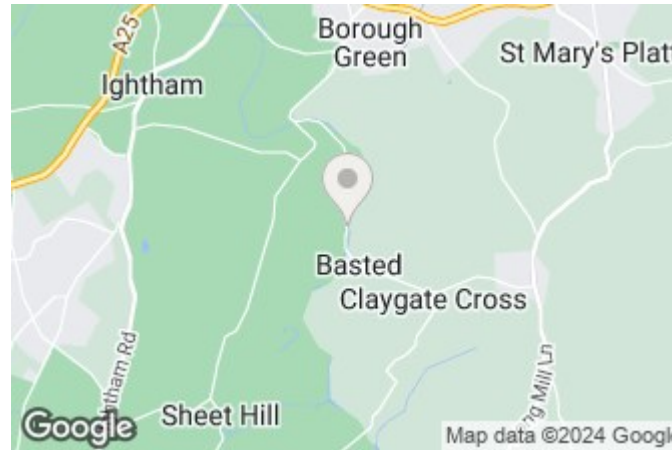
Planning permission for the property can be found on the Tonbridge and Malling Planning website with reference 22/02071/RD.

This enables the conversion of the current property to three residential family homes currently offering two reception rooms with an additional study, ideal for working from home. Adjustments to open up the spaces to incorporate an open plan feel that is in so high demand and other adjustments would be considered. Four good sized bedrooms with ensuite facilities, two units have two bedrooms with ensuites plus a main bathroom the other, one main ensuited bedroom with a family bathroom offering facilities for the three other bedrooms. The floorplans for the current office and conversion are attached.

Parking is provided as a condition of the sale, planning and development of the coach house that is currently being built at the end of the plot and will provide six off road spaces for the new houses.

An additional plot is also being sold across the road from Bridge House that is currently used as parking and is available under separate negotiation if required. This may well have potential for development but has no agreed planning presently.

We are more than happy to discuss the details of the proposition and organise a visit to the location by appointment via our Borough Green office.



First Floor



Ground Floor

Every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC Rating-



First Floor



Ground Floor

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# Ibbett Mosely

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