

LAND ADJ. 216 HALE STREET
EAST PECKHAM, KENT TN12 5JB

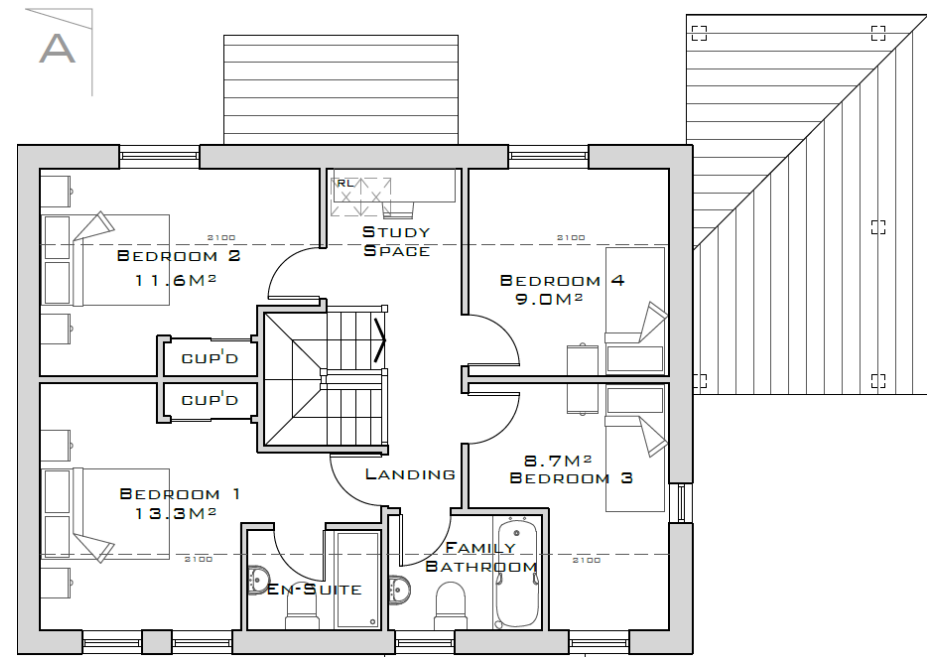
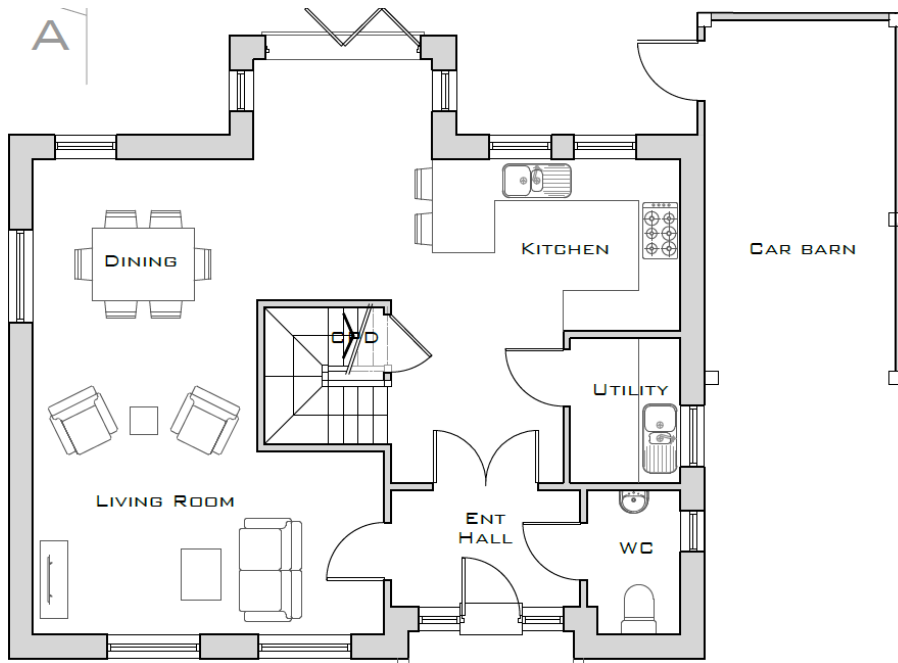


**Lambert
& Foster**

LAND ADJ. 216 HALE STREET, EAST PECKHAM, KENT TN12 5JB

A conveniently located development plot on the outskirts of the village of East Peckham in Kent with planning permission for the construction of a detached, four bedroom property with views over adjoining farmland.

GUIDE PRICE £260,000 FREEHOLD



DESCRIPTION: Located on the outskirts of the village of East Peckham, the Land adj 216 Hale Street presents an opportunity to purchase a development plot with planning permission for the change of use of an existing builder's yard, to a new detached dwelling, together with the provision of parking/turning arrangements and soft landscaping works.

Planning permission was granted on 23rd February 2026 by Tonbridge and Malling Borough Council, under application reference 25/01993/FL.

The consented dwelling will be arranged over 2 storeys and will be clad with oak weatherboarding, under a pitched clay tile roof with upstairs dormer windows and a catslide roof over a covered oak frame car barn.

The accommodation comprises an entrance hall, WC, utility/boot room, and large open plan kitchen/diner/living room. Stairs lead to the first floor landing where there is a principle bedroom with ensuite bathroom, three further bedrooms, and a family bathroom, together with a study. Overall, the approximate footprint of the approved accommodation will be 1,423 sq ft.

Off road car parking will be provided for two cars, plus the covered car barn. The property will have a good sized rear garden with a patio area and a new native hedgerow and trees planted along the boundaries



DATA PACK: A data pack containing copies of the relevant planning documents is available on request from the selling agent.

DRAWINGS: With kind permission from Country House Homes, the drawings are included for illustrative purposes only.

DIRECTIONS: The nearest postcode to the property is TN12 5JB. From the crossroads at East Peckham village centre, head east along Old Road for 0.4 miles until you reach the T-junction. Turn left onto Hale Street, and after 0.5 miles the entrance to the property is located on the right hand side, just past the entrance to Beechwood Close.

METHOD OF SALE: The land 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.

VIEWING: By appointment only with Paddock Wood office on 01892 832325 Option 3. Those viewing should take all reasonable steps to ensure their health and safety whilst on site. Contact Will Jex or Ethan Etheridge for further information.

WHAT3WORDS: ///clattered.treat.frosted

TENURE: Freehold with Vacant Possession.

SERVICES & UTILITIES: Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling ME19 4LZ. Tel: 01732 844522.

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 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.



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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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