



Bridge House Basted Lane, Borough Green, Kent, TN15 8PS
Price Range £1,000,000

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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.

Previously 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 £1,000,000

- Planning Permission Granted
- Development Potential
- Stunning Basted Mill Location
- Built to Convert to Houses
- Three, Four Bedroom Family Homes
- Off Street Parking
- Close to Borough Green Centre
- Mainline Station to London within 1.5 Miles
- Including Car Parking Plot

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 was previously 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 18/00532/RD and there are two subsequent consents relating to discharge of planning conditions 15/03414/FL and 17/02388/FL.

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 ensuite 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 included across the road from Bridge House that is currently used as parking and is available for this use.

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.

Bridge House Car Park

Approx. 456 m2 in size and within 100 metres of Bridge House - On a separate deed but to be sold with the main house offering additional parking and or storage of building supplies whilst conversion takes place.

Basted Mill

The property is on the rural edge of the hamlet of Basted with its pub and country walks an area of outstanding natural beauty and a firm favourite for walkers and runners alike. A meandering stream, gardens and woodland set the tone yet still conveniently located for all amenities and the station being less than a mile away. Borough Green is a lively local community with an excellent range of local shops (including Sainsbury's Local and a Co-Op) as well as other amenities (such as a library, village hall and various churches) and independent restaurants and cafes as well as a Costa. There are well thought of local primary schools and secondary schooling. London Commuter services run from the station on the Victoria line with Charing Cross services also. Sevenoaks is a short distance of around 6 miles from the property with its bigger town feel and historic buildings as well as further commuter options. There are excellent motorway links via the nearby M20/M26 leading to the M25 in either direction. Sevenoaks is about 7 miles to the west and Maidstone about 10 miles to the east. Schools are excellent close by in the Borough Green and Ightham area as well as lots of choice in Sevenoaks for secondary education.



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