



**Lambert
& Foster**



**FORGE COTTAGE & GARAGE, THE STREET, FRITTENDEN
CRANBROOK | KENT | TN17 2DG**

**FREEHOLD Guide Price in excess of £500,000
FOR SALE BY CONTRACTUAL TENDER**

FORGE COTTAGE AND GARAGE, THE STREET, FRITTENDEN

FRITTENDEN | CRANBROOK | KENT

For Sale by Contractual Tender. Tenders close at Noon on Friday 5th February 2021

An attached residential cottage with commercial garage (subject to lease) and further ancillary buildings, in land extending to some 0.23 acres (0.09 hectares) central to the popular village of Frittenden in the Weald of Kent.

Potential for redevelopment (subject to consents)

VIEWING: Strictly by appointment with the Agents' Cranbrook office on 01580 712888.

DIRECTIONS: The nearest postcode to the property is TN17 2DG. From Lambert & Foster's Cranbrook office, head north east on High Street before following the road turning right on to Stone Street. Continue for approximately 0.7 miles as the road becomes Waterloo Road, before merging onto Angley Road. After approximately 0.8 miles, turn right on to Frittenden Road, before turning left on Common Road and then immediately right on Frittenden Road. Continue on Frittenden Road for approximately 2.5 miles, as the road becomes The Street. The property will be located on the left hand side.

SITUATION: Forge Cottage and Garage are located in the centre of the popular village of Frittenden, in the Weald of Kent. The property is conveniently located 4.3 miles from Cranbrook, with its extensive range of social, recreational and educational facilities. Staplehurst main line station is located 4.8 miles away, with services to central London in just over an hour. The property is located 2.5 miles from the A229 which connects with the county town of Maidstone and the M20, junction 6, with onward connections to the national motorway network.

LOCAL AUTHORITY: Tunbridge Wells Borough Council, Mount Pleasant Road, Royal Tunbridge Wells, Kent TN11 1RS. Telephone 01892 526121. www.tunbridgewells.gov.uk

PLANNING: Buyers should make their own enquiries concerning potential for other uses, direct to the Local Authority or an individual planning consultant. Offers subject to planning consent will not be considered.

DESCRIPTION: Forge Cottage and Garage, has a central village location and the individual parts of the property are more particularly described as follows:

Forge Cottage: An attached cottage with brick elevations under a slate roof with part tile hung elevations, extending to the rear with a flat roof extension. The accommodation comprises:

Ground Floor

Porch, leading into Sitting Room (3.5m x 3.5m), excluding the bay window and brick fireplace, WC downstairs (1.4m x 2.9m), Dining Room (3.1m x 4.2m) which is currently used as downstairs bedroom, Kitchen (1.9m x 2.6m). The downstairs accommodation benefits from a rear timber Conservatory.

First Floor

First Floor Landing into Bedroom 1 (3.53m x 3.44m) with Dressing Room (1.44m x 1.89m), Bedroom 2 (1.9m x 3.3m), Bedroom 3 (6.3m x 3.2m). A Family Bathroom off the third Bedroom (1.8m x 4.1m) with bath, basin, WC and airing cupboard.

Outside

To the rear of the property is a concrete patio which then extends into a large enclosed rear garden.

Commercial Garage: Forge Garage is attached to the house and comprises a single storey building of brick construction under a pitched slate roof (12.75m x 5.5m). The garage is currently occupied by a commercial tenant holding over after the initial term of a lease dated 8th November 2007 which was agreed for a 5 year period producing an annual rent of £5,550. Further information on the lease is available within the legal pack.

Outbuildings: Comprise a traditional brick and tile period building used as a workshop/garage (6.66m x 4.16m) and (3.07m x 5.65m) with an up and over garage door. It is understood that part of this building is currently used by the commercial tenant.

NOTE: We are told by the vendors there are redundant underground fuel storage tanks located on the property. Buyers should rely on their own enquiries.

Access: Access to the rear of the house and garage is a right of way over the adjacent property, Old Jorrocks.

SERVICES: Mains water, electric and oil central heating.

EPC: F

COUNCIL TAX BAND: D

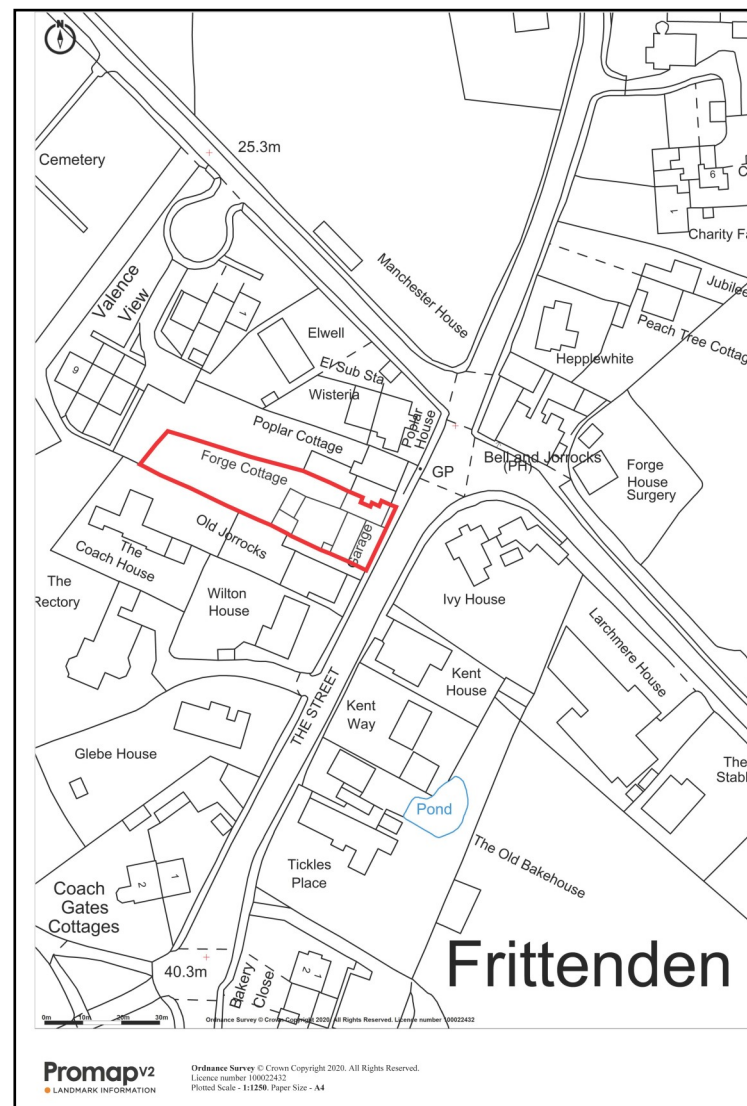
COMMERCIAL BUSINESS RATES: £5,100.00

METHOD OF SALE: Forge Cottage and Garage will be sold by contractual tender with a closing date for tenders to be received by noon on 5th February 2021. A full tender pack will be available on request from the agent's Cranbrook office on 01580 712888 or by emailing ben.wombwell@lambertandfoster.co.uk

All tenders must (a) be submitted on the tender forms prepared by the vendor's solicitors Gill Turner and Tucker and accompanied with a Banker's Draft/Building Society cheque for a sum equal to 10% of the offer price.

(b) The preferred tenderer will be required to verify their identity to satisfy anti money laundering regulations. Prior to acceptance of any offer colour photo ID confirming dates of birth and home address will need to be provided to Lambert and Foster who will retain colour copies.

SOLICITORS: Gill Turner and Tucker, Coleman House, King Street, Maidstone, ME14 1JE. Telephone 01622 759051. Attention Denis O'Connor. Email: Denisoconnor@gillturnerandtucker.com



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.

ANTI MONEY LAUNDERING COMPLIANCE (AML): 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. 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.



OFFICES LOCATED IN KENT & SUSSEX:

PADDOCK WOOD, KENT

77 Commercial Road,
Paddock Wood, Kent TN12 6DS
Tel. 01892 832 325

CRANBROOK, KENT

Weald Office, 39 High Street,
Cranbrook, Kent TN17 3DN
Tel. 01580 712 888

WADHURST, EAST SUSSEX

Helix House, High Street,
Wadhurst, East Sussex TN5 6AA
Tel. 01435 873 999

IMPORTANT NOTICE: Lambert & 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 Property Misdescriptions Act 1991, 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

Foster themselves and the vendors and/or