



LAND TO THE REAR OF HIGHGATE HILL  
HAWKHURST | KENT | TN18 4LB  
Guide Price £60,000



**Lambert  
& Foster**



## LAND TO THE REAR OF HIGHGATE HILL, HAWKHURST, KENT TN18 4LB

An intriguing site comprising a small yard with garage/stores and freehold driveway, situated to the west of Highgate Hill in the centre of Hawkhurst, extending to 0.13 acres (0.05 hectares)

TUNBRIDGE WELLS 15 MILES | ETCHINGHAM RAILWAY STATION 4.7 MILES | RYE 14 MILES



### DESCRIPTION

Located in the centre of the village of Hawkhurst lies this intriguing site, comprising a private driveway off Highgate Hill, leading to a small yard with outbuildings (detailed below) and associated parking, which would be suited to a number of uses.

The main building in the yard comprises a garage (6.1m x 2.95m) and adjoining store/workshop (5.86m x 5.3m). It is of timber construction with brick and concrete plinth, under a monopitch felt roof, and a concrete base. Internally the building has timber panelling and a brick fireplace.

There is a further derelict garage situated on the yard (3.9m x 3.2m) which has a concrete base and is of metal frame construction with galvanised sheeting. There is no roof on this building.

### PLANNING

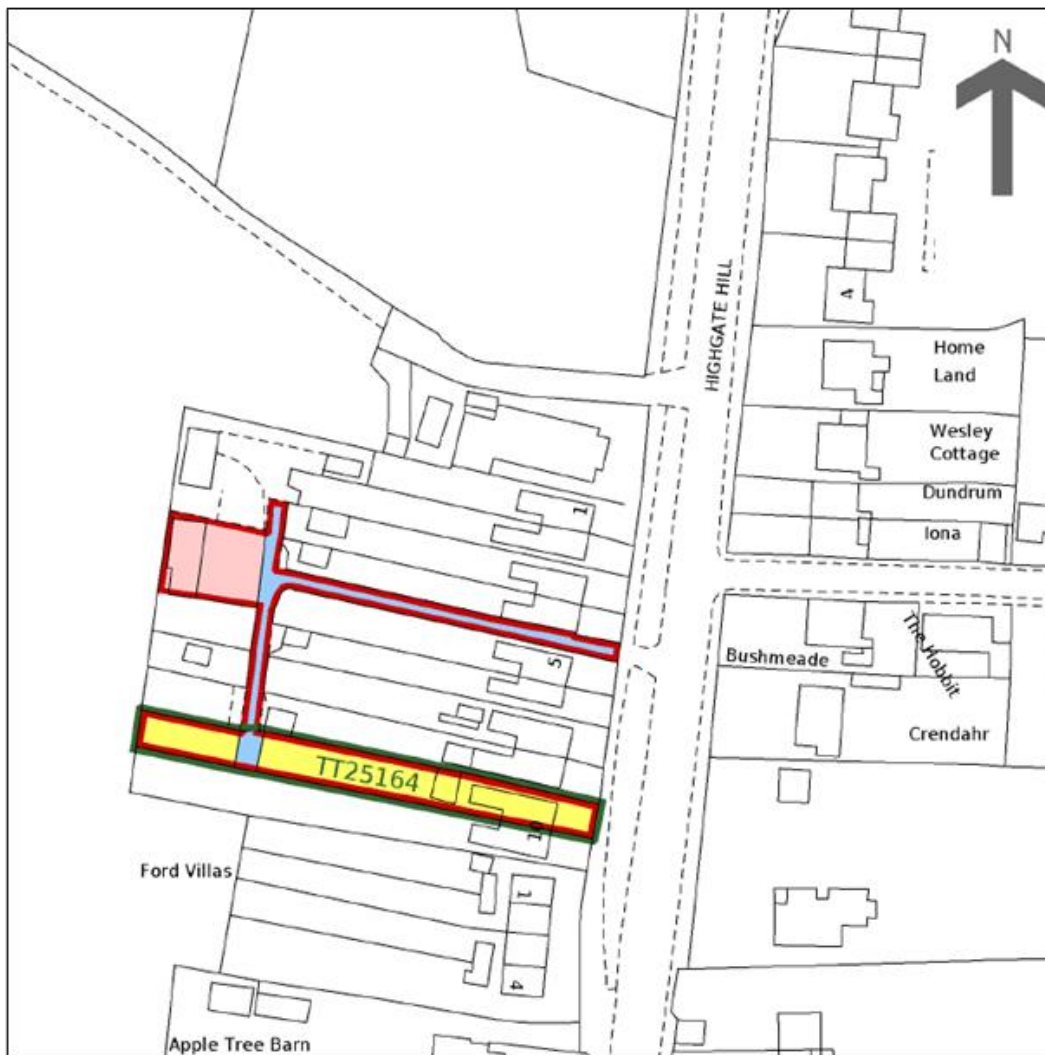
Outline Planning was refused by Tunbridge Wells Borough Council under application reference 20/02797/OUT for the erection of a single storey dwelling. Prospective purchasers are advised to make their own enquiries with Tunbridge Wells Borough Council planning department, or using the online planning portal.

### ACCESS

The land is accessed via the private driveway directly off Highgate Hill.

### RIGHTS OF WAY

The nearby residential properties benefit from a vehicular right of way over the driveway at all times. There is no formal maintenance agreement in place, however contributions have historically been made towards upkeep of the driveway.



## METHOD OF SALE

The property 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.

## DIRECTIONS

From Hawkhurst crossroads, head south down Highgate Hill for approximately 0.3 miles and the access to the property can be found on the right-hand side between 4 and 5 Highgate Hill.

## GENERAL

**Tenure:** Freehold with vacant possession.

**Services:** No services are connected to the land.

**Local Authority:** Tunbridge Wells Borough Council (Tel: 01892 526121)

## WHAT3WORDS

Using the What3Words app, the land is located at many.mysteries.minute

## VIEWING

Strictly by prior arrangement with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact Will Jex or Alan Mummery for further information.

## 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

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.

**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 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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 and address of purchaser.





# Lambert & Foster



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