



LAND ADJACENT TO 52 HIGHFIELD ROAD
BIGGIN HILL, KENT TN16 3UU



**Lambert
& Foster**

ORPINGTON 7.4 MILES | M25 (JUNCTION 6) 9.2 MILES | HAYES RAILWAY STATION 6 MILES

LAND ADJACENT TO 52 HIGHFIELD ROAD, BIGGIN HILL, KENT TN16 3UU

A strategic parcel of land with potential (STP), within the town of Biggin Hill and extending in all to some 0.26 acres (0.1 hectares).

For Sale by Informal Tender – Closing Date for Offers – Noon Wednesday 12th February 2025

GUIDE PRICE £20,000 FREEHOLD

SITUATION: The land adjacent to 52 Highfield Road is situated immediately adjoining the residential properties to the north, and directly opposite residential properties to the east. In all, the land extends to some 0.26 acres (0.1 hectares) and is located within the Metropolitan Green Belt and Norheads Lane Woodland Conservation Area, and is subject to a Tree Preservation Order.

A historic outline planning application for a single storey dwelling was refused (Ref 91/01516), however no further planning applications have been made since this 1991 application. It is considered that the site may have potential for alternative uses, subject to obtaining the necessary consents.

OVERAGE: The vendors will retain an overage on the land reserving 30% of any increase in value in the event that planning permission for residential development is granted on the land within a 30 year period from completion.

DIRECTIONS: From the Main Road in Biggin Hill, head west along Lebanon Gardens, before turning almost immediately right onto Stock Hill. Take the 2nd exit at the roundabout and continue for 0.2 miles before turning left onto Norheads Lane. After 0.1 miles, turn left onto Highfield Road and the land will be located on the right hand side after a further 0.3 miles.

WHAT3WORDS: ///drape.transfers.miles

METHOD OF SALE: The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 12th February 2025 using the attached form. For any queries, please contact the selling agent.

VIEWING: At any reasonable time during daylight hours. Contact Will Jex for more information. **Paddock Wood Office:** 01892 832325 Option 3.

TENURE: Freehold

SERVICES & UTILITIES: The property is not connected to any services. Applicants should rely on their own enquiries as to the availability of local services.

LOCAL AUTHORITY: Bromley Council (020 8464 3333) Civic Centre, Stockwell Cl, Bromley BR1 3UH <https://www.bromley.gov.uk/>

COVENANTS: Covenants Relate to this property. Please contact the office for a copy of the HMLR Title Deeds.

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 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.

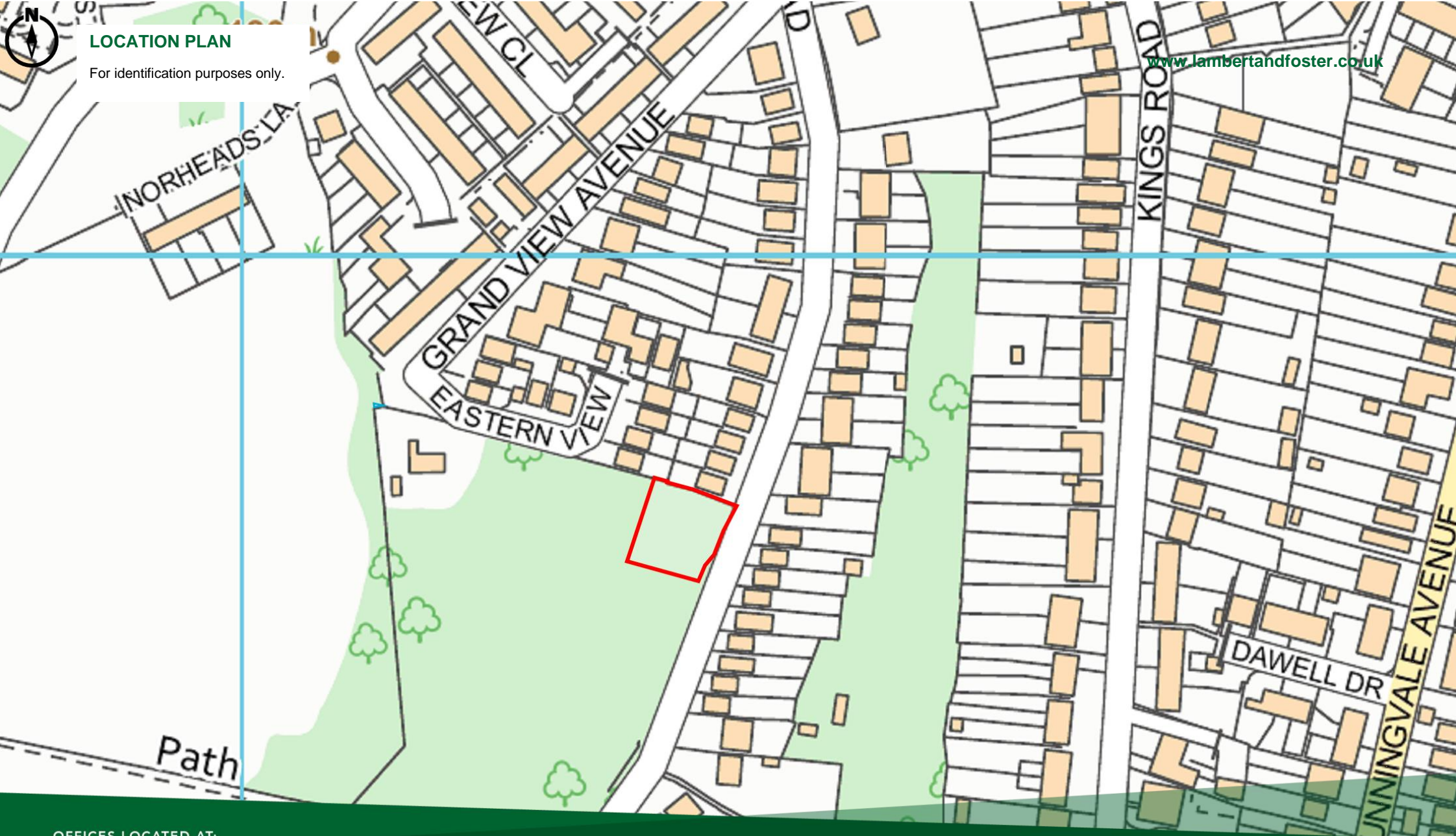
MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential 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.



LOCATION PLAN

For identification purposes only.

www.lambertandfoster.co.uk



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

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



Lambert & Foster



arla | propertymark | naea | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS