



LAND ADJ. 16 WESTBROOK TERRACE  
TUNBRIDGE WELLS | KENT | TN2 5BP  
Offers in Excess of £175,000



**Lambert  
& Foster**



## LAND ADJ. TO NO. 16 WESTBROOK TERRACE

An opportunity to acquire a secluded plot of land that sits adjacent to other residential properties with no direct passing traffic given its location at the mid-point of Westbrook Terrace. Outline planning permission has been granted by Tunbridge Wells Borough Council for a 2-bedroom detached bungalow (planning reference: 22/02585/OUT). Planning Pack available. The access is directly from Westbrook Terrace and there is informal off street parking at the easterly end of the Terrace; otherwise parking in via on street parking within surrounding roads.

## LOCATION

Hawkenbury village boasts a number of traditional shops, including a local butcher, public house and a convenience store. Hawkenbury Recreation Ground is located just 200 metres from the site and includes a plethora of sporting facilities, such as an astroturf, cricket and football pitches and a play area. Royal Tunbridge Wells town centre with its wealth of shops, restaurants and excellent transport links is 1.2 miles distance. There is a regular train service into London in under one hour.

## GENERAL

**Tenure:** Freehold with vacant possession

**Services:** The land is not connected to any services

**Local authority:** Tunbridge Wells Borough Council

**Council Tax:** N/A

**EPC:** N/A

## VIEWING

Strictly by appointment with the agents.

Wadhurst Office: 01435 873999

## METHOD OF SALE

The property is offered for sale by Private Treaty. The agent may set a Deadline for Best and Final Offers if significant interest is received.



**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.



### OFFICES LOCATED AT:

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

CRANBROOK, KENT  
Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

HYTHE, KENT  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

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