

# LITTLEWOOD FARM

EASTERN PLOT

Certificate of Lawfulness for Extension of Existing Family Home in 4.5 acres

Presented by Carlin Capital Ltd

**OFFERS IN THE REGION OF - £575,000**



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# LITTLEWOOD FARM

JAIL LANE, BIGGIN HILL,  
KENT, TN16 3AX

A rare opportunity has arisen at this former equestrian farm, for a refurbishment and extension of the existing dwelling to a 217m<sup>2</sup> (GEA) 3-bedroom family home, along with a detached double garage, with 4.5 acres of private land, set within this enviable position near Biggin Hill, Kent.

- 1 mile from Biggin Hill
- 8 miles from Bromley
- 19 miles from London



## THE PROPERTY



### DIRECTIONS

From Biggin Hill centre, continue in a northerly direction on the A233. Once passed the recreation ground on the right, turn right into Jail Lane. Proceed along the lane for circa 1 mile and the property will be found on the right-hand side, take the track next to Cherry Lodge Golf Club.

### PLANNING PERMISSION

A Certificate of Lawfulness has been granted under reference:

DC/17/03389/PLUD on 11<sup>th</sup>

September 2023 for Single storey side extensions and two storey rear extensions.

A Certificate of Lawfulness has been granted under reference:

DC/22/04505/PLUD on 11<sup>th</sup> January 2023 for a detached double garage.

### LOCATION

The proposed Dwelling is set well back from the road, approached along a quite country lane.

The Farm is located on the outskirts of Biggin Hill, a small town that provides for everyday requirements. The major town of Bromley offers further major facilities and amenities, only some 8 miles away.

There are several nearby bridle paths accessing the surrounding areas.

### FREEHOLD

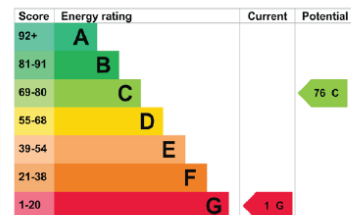
This property is a Freehold sale.

A public footpath runs along the track.

### SERVICES

Own electricity & gas supplies.

Water to be confirmed



## LOCATION PLAN

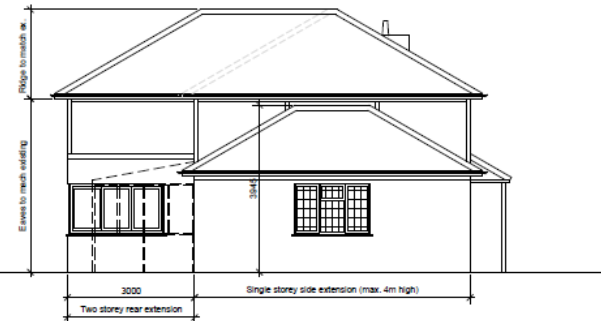


# ELEVATIONS – HOUSE

## Proposed Double Storey Dwelling



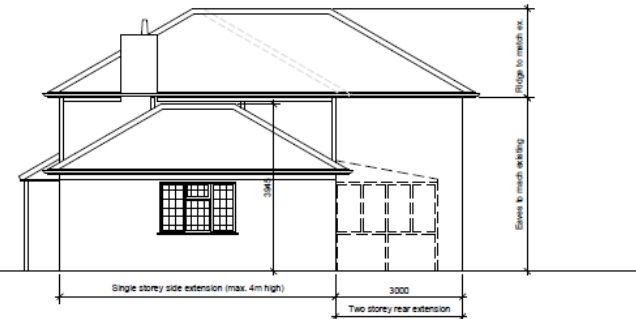
South Front Elevation



West Side Elevation



North Rear Elevation



East Side Elevation



# ELEVATIONS – GARAGE

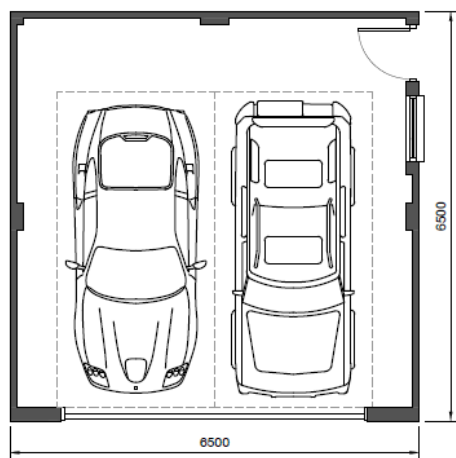


Front Elevation (South)

Side Elevation (East)

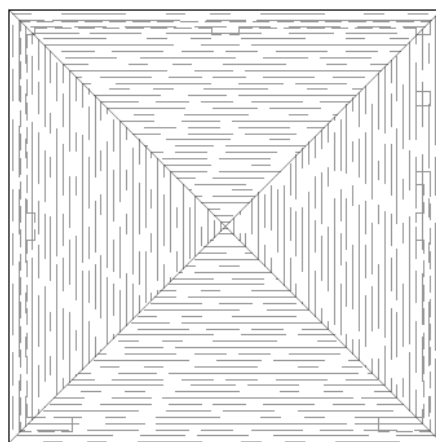
Rear Elevation (North)

Side Elevation (West)



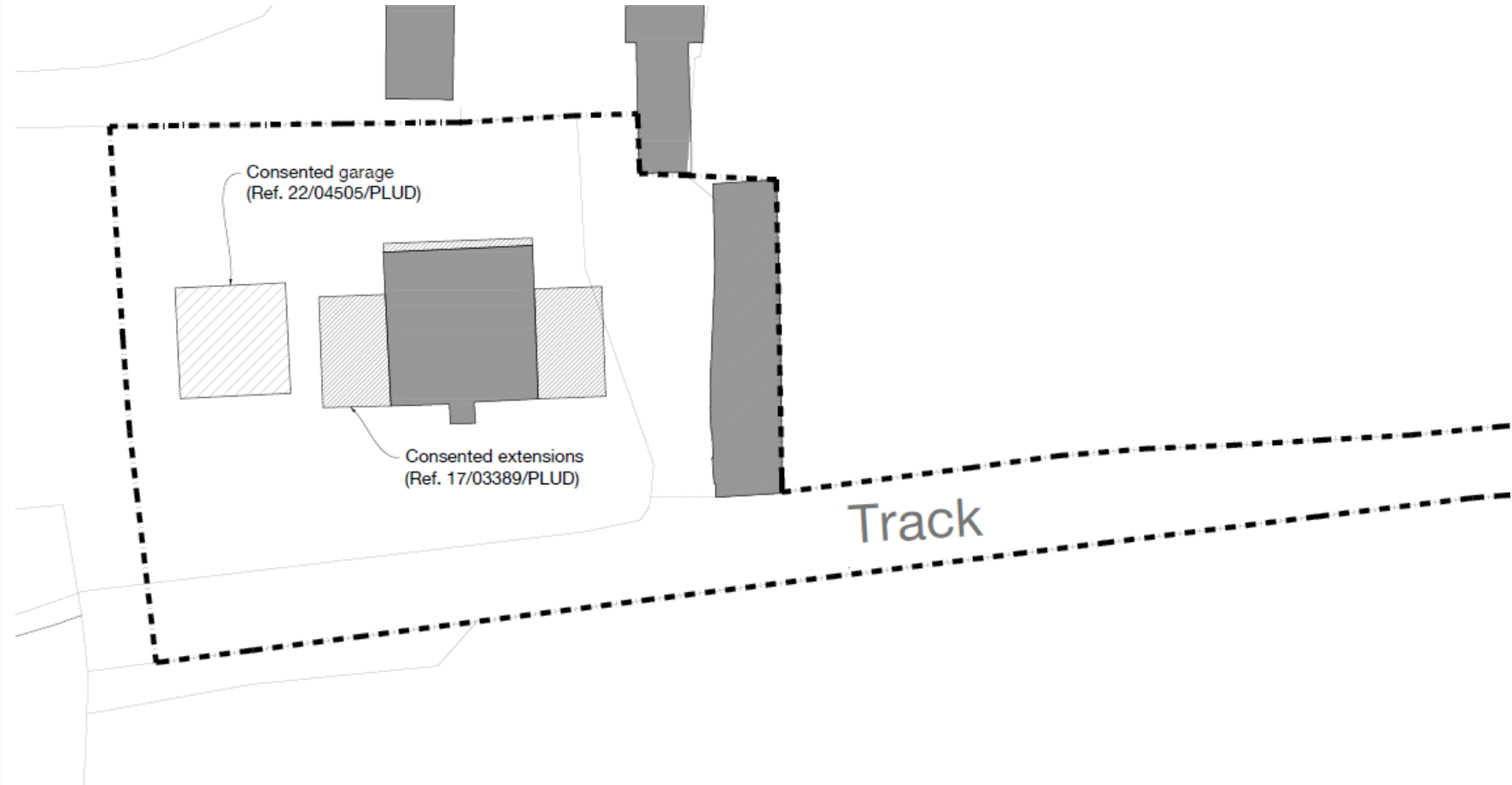
Ground Floor Plan

G.I.A - 38.5m<sup>2</sup>

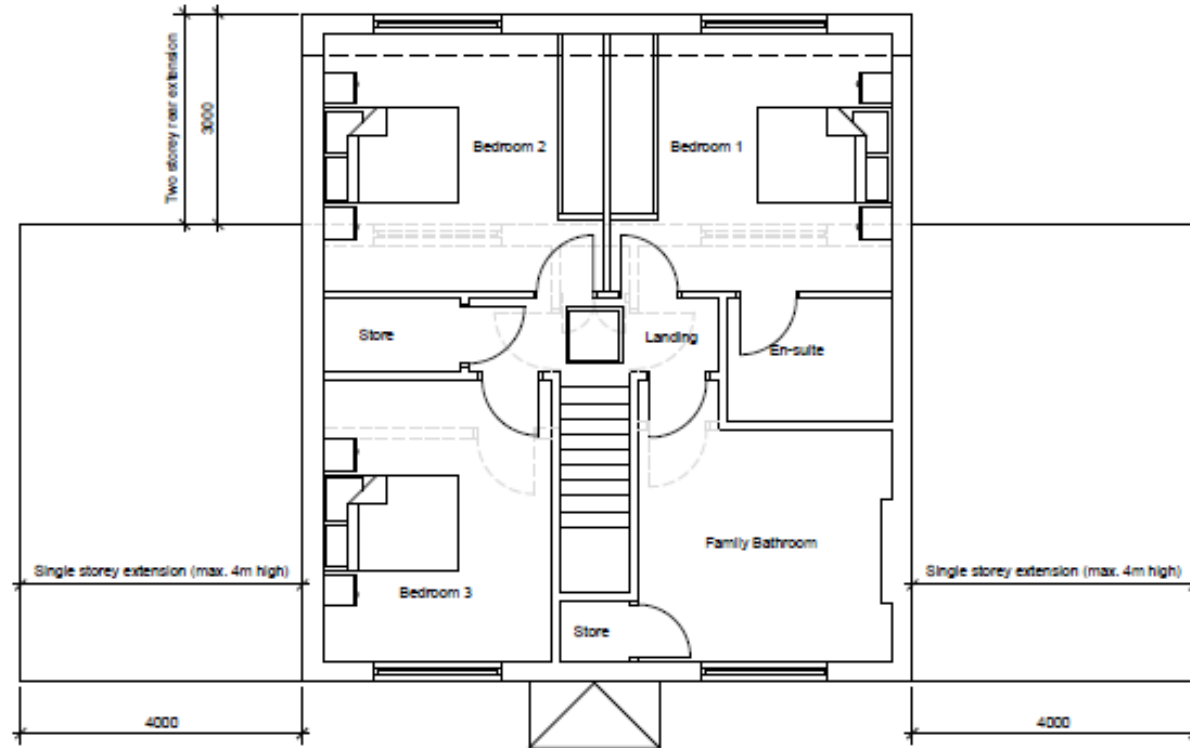


Roof Plan

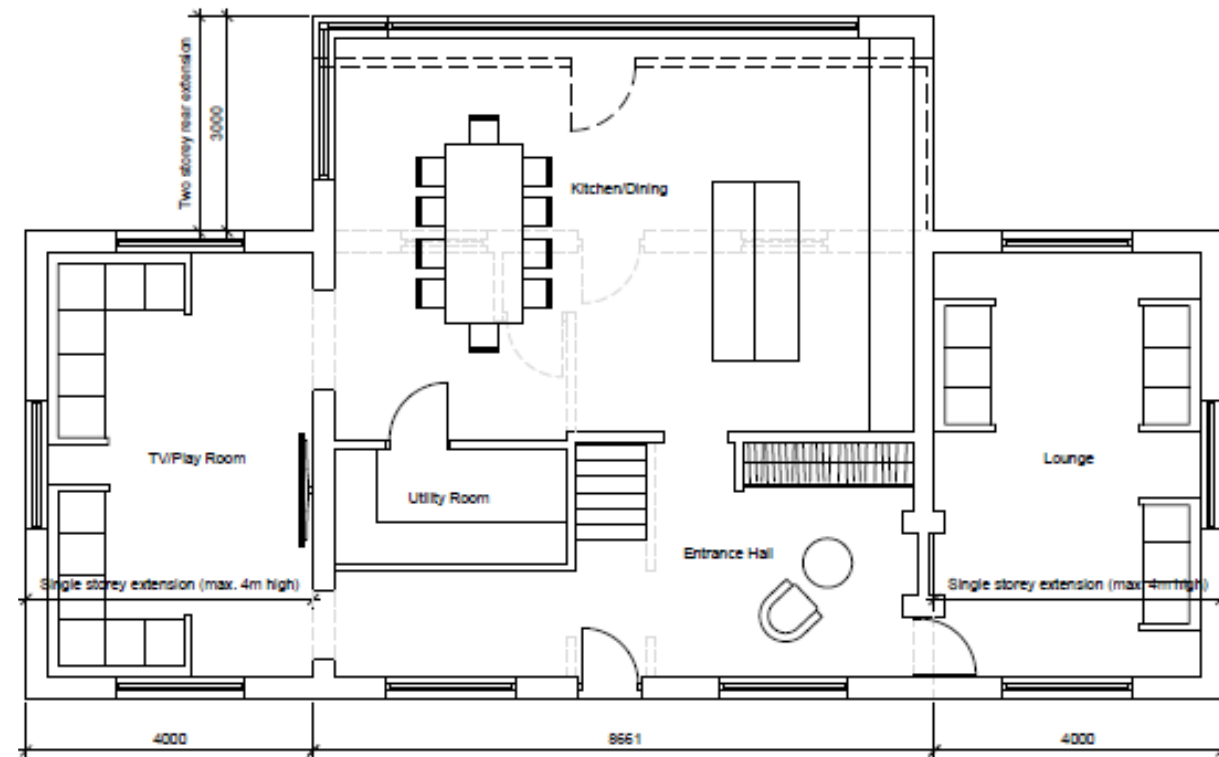
# APPROVED SITE PLAN



## APPROVED FLOOR PLANS



Proposed First Floor Plan



Proposed Ground Floor Plan

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**ALL ENQUIRIES:**

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The Property Misdescription Act 1991: A buyer is advised to instruct suitable surveys and obtain verification from their Solicitor on all matters relating to the property and its advertised description.

