

Residential Development Opportunity For Sale

Planning for 5 detached dwellings

The Blue Bell Inn
1 Beltring Road
PADDOCK WOOD
Kent TN12 6QH

Location

Situated between Paddock Wood and East Peckham at the junction of Branbridges Road with Beltring Road opposite the iconic Hop Farm Country Park.

Descriptor

An existing Grade II listed Freehouse Public House dating from 1660 and detached oast on a site of approx 0.93 acre plus an additional 1.92 acres.

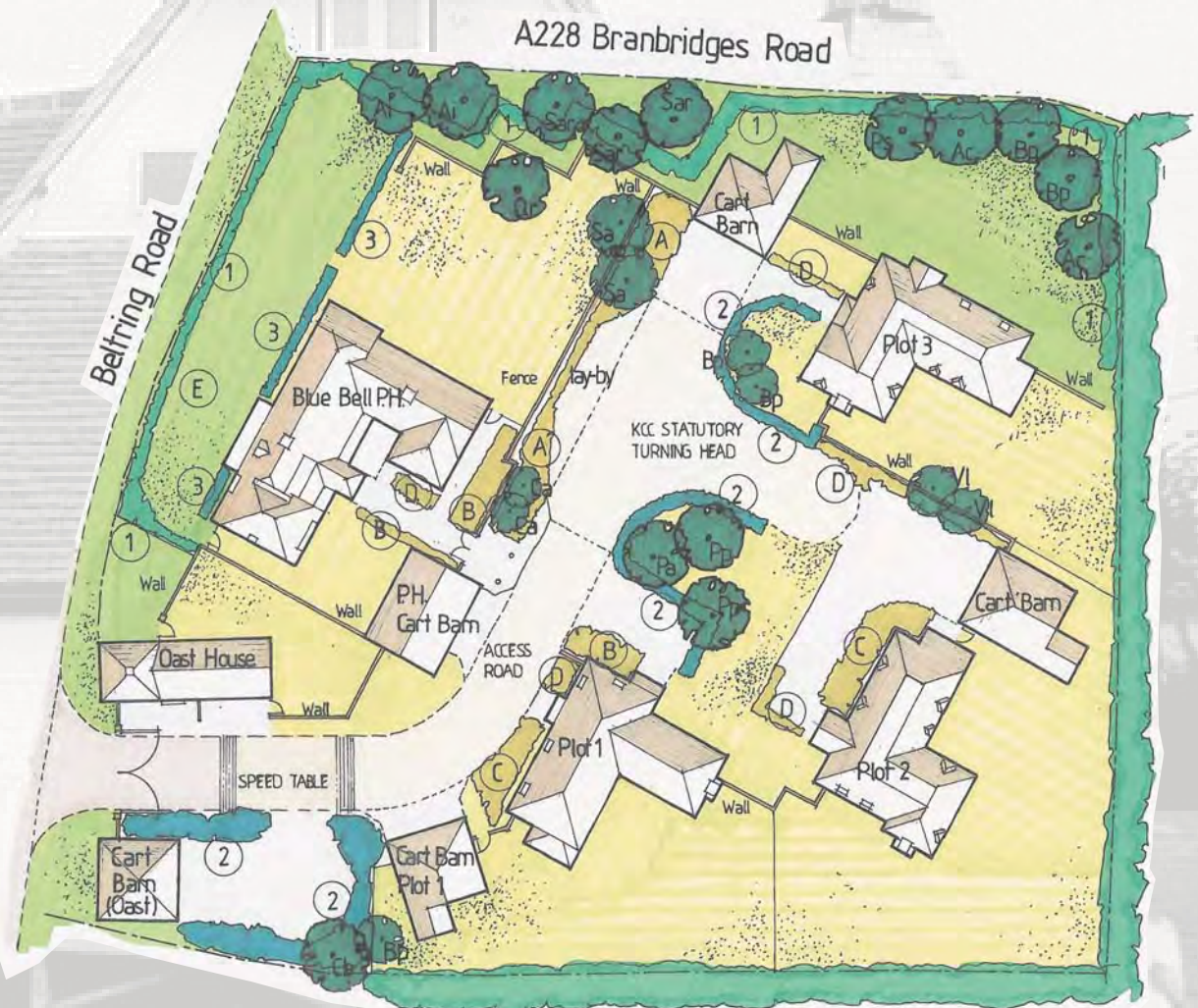
Planning

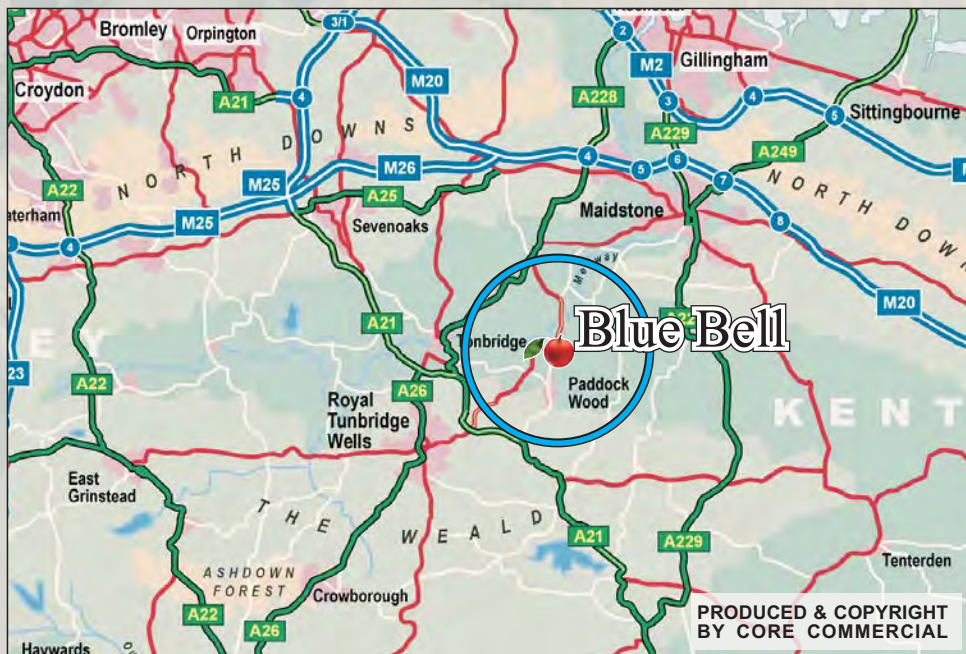
Planning permission and listed building consent has just been granted for the conversion of the pub and oast into two dwellings plus the development of three further detached houses with garages. Tonbridge & Malling Council ref: TM/12/02971/FL. The proposed development to provide the following approximate gross internal areas, excluding garages:

Blue Bell	2,347 (plus attic of 340 sqft)
Oast	1,012
Plot 1	1,798
Plot 2	1,776
Plot 3	1,765
Total	8,698 sq ft (808 sq m)

Terms

For sale freehold. Offers in excess of **£1 million** plus vat, subject to contract.





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