



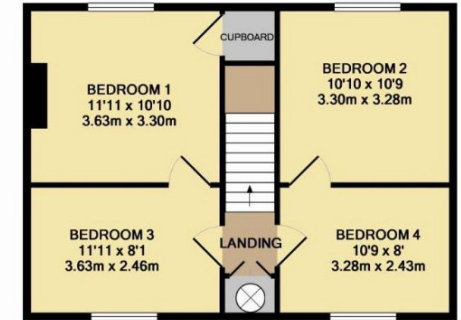
Biggin Hill, Kent

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	76 G



TOTAL APPROX. FLOOR AREA 1162 SQ.FT. (108.0 SQ.M.)
Made with Metropix ©2012

An existing dwelling with a Certificate of Lawfulness for refurbishment and extensions to a 217m² (GEA) 3 bedroom family home, with a double detached garage, alongside 4.5 acres of land.

1 mile from Biggin Hill, 8 miles from Bromley, 20 miles from London (distances approximate)

The property is accessed from a country lane and encompasses the existing detached dwelling which has a Lawful Use Certificate for refurbishment and extensions to form a 3-bedroom family home, set in 4.5 acres of land (shown tinted green on plan on final page).

Location

The property is set well back from the road, approached along a country track, adjacent to Cherry Lodge golf club. Located on the outskirts of Biggin Hill, the town provides provisions for everyday requirements. London Biggin Hill airport is easily accessible. The historic village of Westerham is also nearby, whilst the major town of Bromley provides more comprehensive facilities. Central London is only 20 miles distant.

Directions

From the centre of Biggin Hill, proceed in a northerly direction on the A233. Pass the recreation ground on the right and then turn right into Jail Lane. Follow the lane for about 1 mile and the property will be found on the right hand side of the road. Take the track next to Cherry Lodge Golf club.

Services

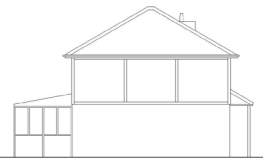
water, electricity, gas, private drainage. Council tax band F.

Freehold.

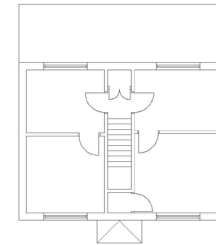
Existing Double Storey Dwelling



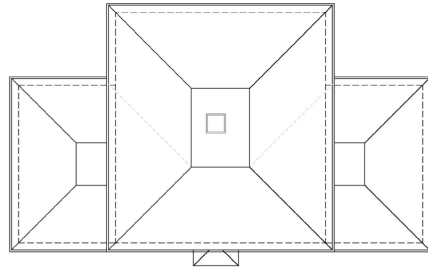
South Front Elevation



West Side Elevation



Existing First Floor Plan



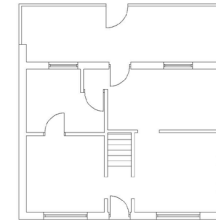
Proposed Roof Plan



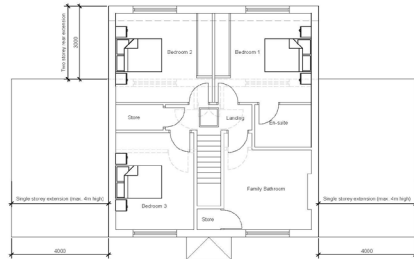
North Rear Elevation



East Side Elevation



Existing Ground Floor Plan

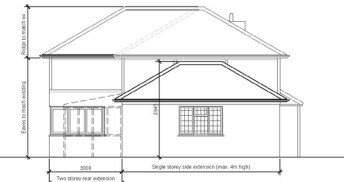


Proposed First Floor Plan

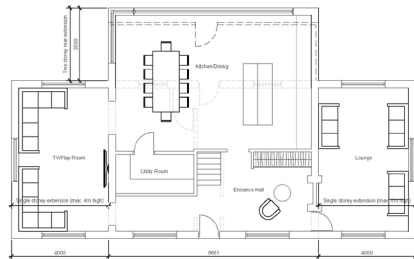
Proposed Double Storey Dwelling



South Front Elevation



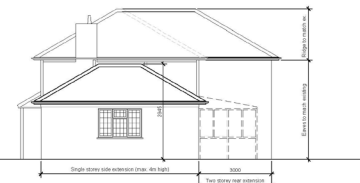
West Side Elevation



Proposed Ground Floor Plan



North Rear Elevation



East Side Elevation

NOTES
 DO NOT SCALE OFF THIS DRAWING
 CHECK ALL DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED
 ALL GOODS, MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE
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REV	DATE	BY	AMENDMENT

folkes architects
 THE DESIGN STUDIO
 11 WESTWOODS
 11 WESTWOODS
 HIGHWATER DRIVE
 WESTERHAM
 TN16 3AX

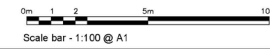
CLIENT
Malcol Amott

JOB TITLE
**Littlewood Farm
 Jall Lane
 Westerham
 TN16 3AX**

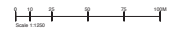
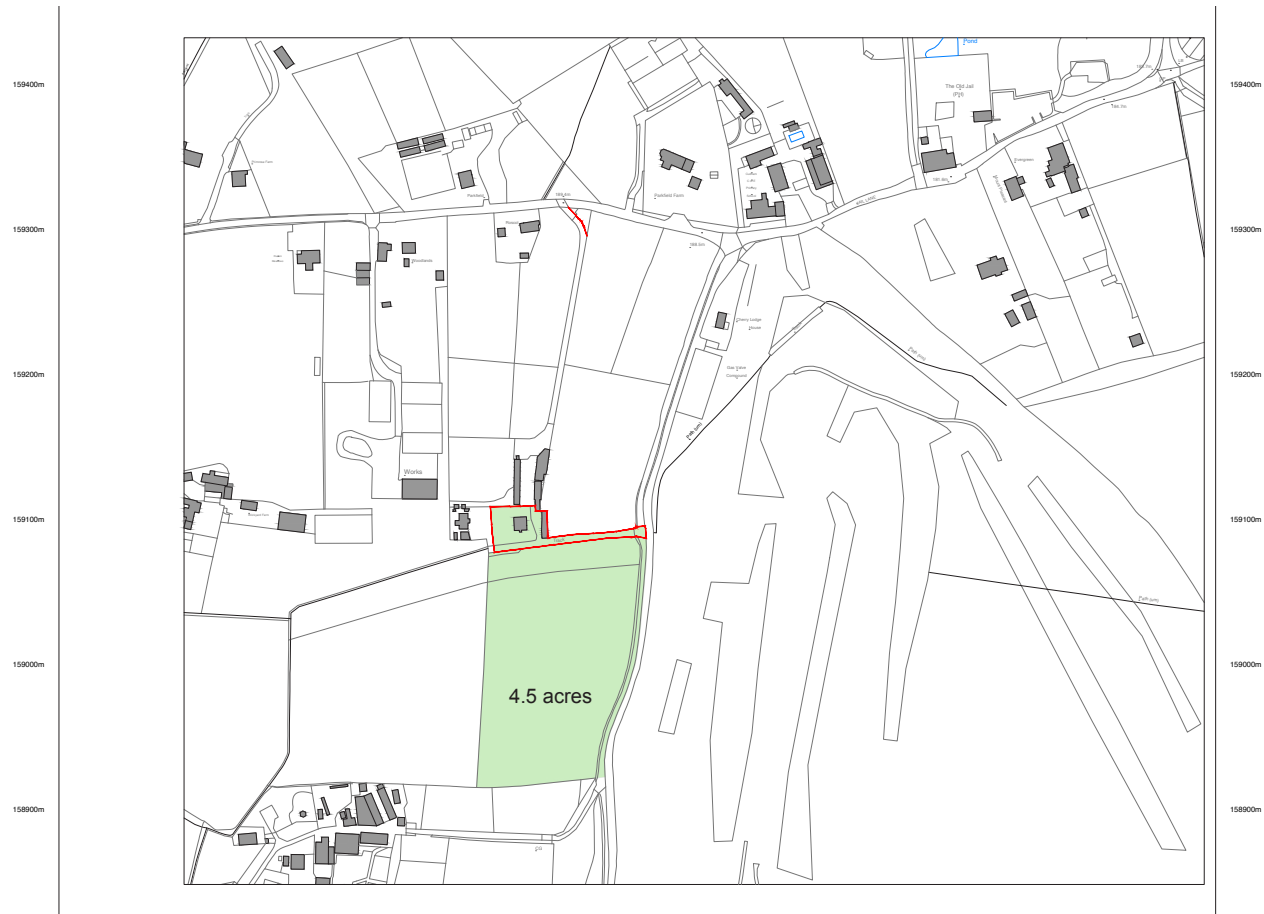
DRAWING TITLE
**Existing & Proposed 2-Storey Dwelling
 Plans & Elevations**

DATE	SCALE	DRAWN BY
19.02.15	1:100	ec
		CHECKED BY: mf

JOB NO.	DRAWING NO.	REVISION
17046	2.03	



NOTE: A COMPASS KEY IS PROVIDED TO INDICATE THE DIRECTION AND ORIENTATION OF THE PROPERTY. THE PROPERTY IS SHOWN IN RED ON THE MAP. THE PROPERTY IS SHOWN IN GREEN ON THE MAP. THE PROPERTY IS SHOWN IN GREEN ON THE MAP. THE PROPERTY IS SHOWN IN GREEN ON THE MAP.



Draft Issue

HALO
AGENTS

HALO AGENTS LTD
The Old Farm, Station Road, Biggin Hill, Kent, TN16 3AX
Tel: 01892 444444 | Email: info@haloagents.co.uk
www.haloagents.co.uk

Binfield Place Ltd

**Littlewood Farm, Jail Lane
Biggin Hill TN16 3AX**

Location Plan

1:1250@A1 09/2023 HF

HA22-221

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

OXTED
72 Station Road East, Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

01342 837783
pauldixon@robertleech.com
29 High Street Lingfield
Surrey RH7 6AA
robertleech.com

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Private Estates.

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