

## LAND EAST OF 1, FRUITERS COTTAGES FRUITERS COTTAGES, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT BR8 8JS

Great opportunity for builders or developers. Parcel of land for sale with planning permission for construction of detached two storey dwelling with associated access, parking and landscaping circa 184 square metres. Planning reference : 22/00443/FUL

Building plot with planning permission for 3 bedroom 2 storey dwelling circa 184 sq m

**PRICE: GUIDE £350,000 FREEHOLD**





### SITUATION

Ideally located on the edge of this sought after village and just 1.2 miles from Swanley Station. Picturesque village location offering great links all local amenities; Crockenhill Primary school (Ofsted: Good), shops, bus routes, village hall and parkland. Swanley Town Centre and Train Station is just an easy 1 mile walk away offering a direct commute into London Victoria / Blackfriars in approximately thirty minutes, this station is within the Oyster Zone. Nearby you will find access to the M25/A20 road links plus Bluewater shopping Centre.

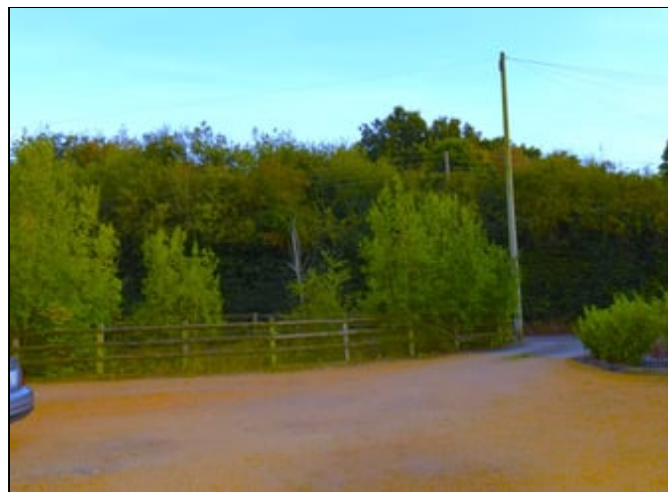
### DIRECTIONS

From Sevenoaks station turn left onto London Rd/A224. Continue to follow A224 for circa 0.8miles. At the roundabout, take the 1st exit onto Worships Hill/A25. Continue to follow A25 for approximately 2 minutes and then merge right onto A21 then continue onto M25. At junction 3, take the A20 exit to London/Lewisham/Channel Tunl/Maidstone/M20. At Swanley Interchange, take the 1st exit onto London Rd/B2173 turn left onto Wested Lane Continue onto Eynsford Rd and the plot can be found behind the car park for fruiterers cottage.

### POTENTIAL ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL



#### SITTING ROOM

#### KITCHEN

#### BOOT ROOM

#### UTILITY ROOM

#### CLOAKROOM

#### FAMILY ROOM

### BEDROOM 3

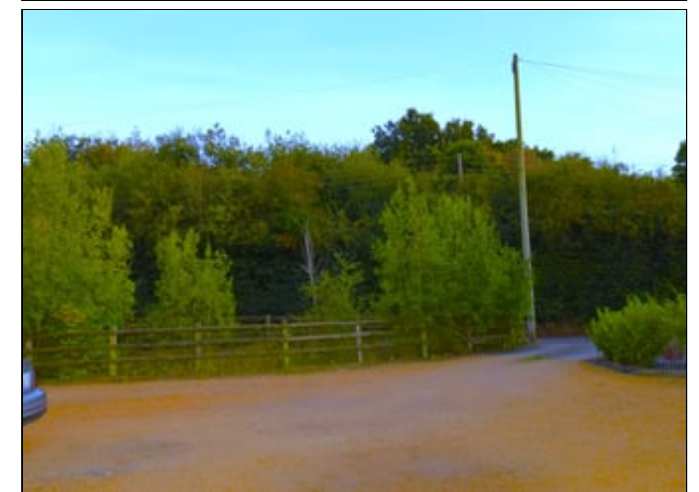
### FAMILY BATHROOM

### OUTSIDE

#### PARKING



### GARDENS



Woodland to front and rear