



Watermans Lane, Paddock Wood, Kent, TN12 6ND

Guide Price £1,300,000

When experience counts...

est. 1828  
**bracketts**

A unique opportunity to purchase a wonderful plot of land with planning permission Planning Application: 24/02869/FULL in an enviable rural position near the popular village of Brenchley, Matfield and Paddock Wood. Watermans Lane is a sought-after road on the fringes of Brenchley village & Paddock Wood. This particular plot has a versatile detached two/three double bedroom bungalow benefitting from ample off road parking with two driveways, timber outbuildings and a large southerly aspect wraparound garden overlooking farmland with electric security gates leading to private driveway. Demolition of existing property and erection of three dwellings and associated hard and soft landscaping. Paddock Wood has a Waitrose supermarket conveniently located near the mainline station and several other shops, whilst Tonbridge & Tunbridge Wells offers a wide choice of amenities including two theatres, a multiplex cinema, health clubs, restaurants, cafes, bars and hotels. Neighbouring villages of Brenchley & Matfield offers, doctors' surgery and dispensary, along with a fine church, primary school, local pubs and a village club. There are many highly regarded schools in the area, both state and private. An excellent primary school, Brenchley and Matfield Primary, is a few minutes up the road. There are many highly regarded state and private schools in Tonbridge and Tunbridge Wells and the surrounding area. Secondary options also include several highly sought-after grammar schools, including Tunbridge Wells Girls Grammar School, Tunbridge Wells Boys Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Weald of Kent Grammar, Judd and Skinners. Paddock Wood station has mainline services to London Charing Cross (via London Bridge and Waterloo East) and to London Cannon Street, services from 52 minutes. About four miles away is the A21 dual-carriageway which links directly to the M25 London orbital motorway and thereby a national motorway network, Gatwick and Heathrow airports

## Development Opportunity

## Demolition of Existing Property

## Erection of Three Dwellings & Associated Hard and Soft Landscaping

24/02869/FULL - Decision Issued May 2025

## Plot Has a Versatile Detached Two/Three Bedroom Bungalow

## Sought After Location

## Brenchley / Paddock Wood Borders

## Viewing Highly Recommended



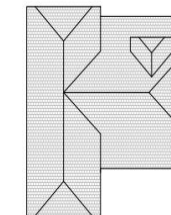
PROPOSED UNIT 1



1.0 PROPOSED GROUND FLOOR LAYOUT  
SCALE: 1:100 @ A1



1.1 PROPOSED FIRST FLOOR LAYOUT  
SCALE: 1:100 @ A1



1.2 PROPOSED ROOF LAYOUT  
SCALE: 1:100 @ A1



1.0 SITE LOCATION PLAN  
SCALE: 1:1250 @ A1



1.3 PROPOSED FRONT ELEVATION  
SCALE: 1:100 @ A1



1.4 PROPOSED SIDE ELEVATION  
SCALE: 1:100 @ A1



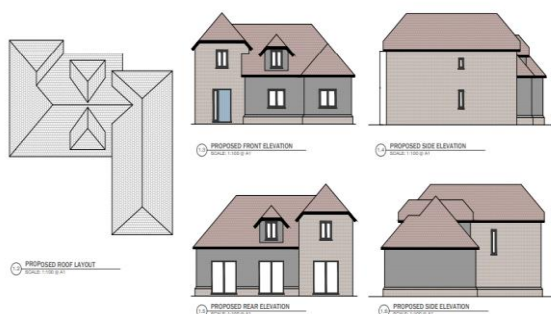
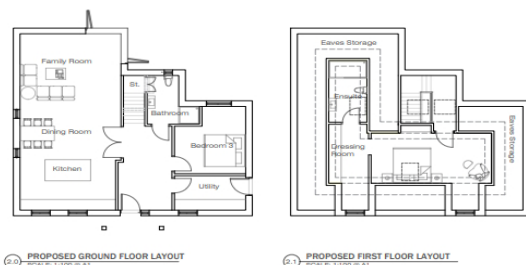
1.5 PROPOSED REAR ELEVATION  
SCALE: 1:100 @ A1



1.6 PROPOSED SIDE ELEVATION  
SCALE: 1:100 @ A1



## PROPOSED UNITS 2



## LOCATION: Paddock Wood

Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford International for the Eurostar. Larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone.

The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre. There are a good number of well-regarded schools in the local area. Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 8 miles (London Bridge from 35 minutes). Tunbridge Wells 9 miles. Maidstone 10 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate) Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

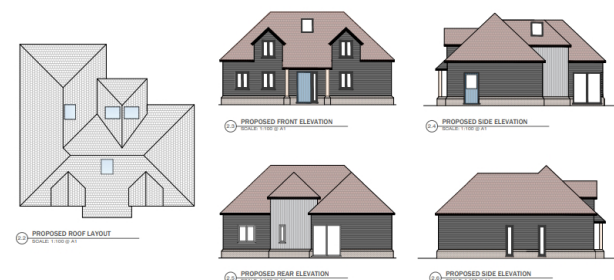
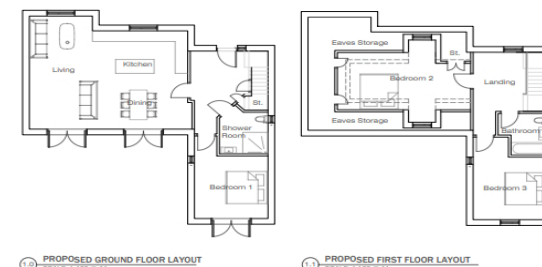
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

## ADDITIONAL INFORMATION:

Council Tax Band E  
Double Glazed Windows

## PROPOSED UNIT 3



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1:200 PROPOSED BLOCK PLAN  
SCALE: 1:200 @ A1