



125

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TRANSTERRA HOUSE



**TRANSTERRA HOUSE, 156 HIGH STREET
SEVENOAKS, KENT, TN13 1XE**



**Lambert
& Foster**

PEMBURY HOSPITAL 11.4 MILES | SEVENOAKS RAILWAY STATION 0.6 MILES | M25 (JUNCTION 5) 3.5 MILES

TRANSTERRA HOUSE, 156 HIGH STREET, SEVENOAKS, KENT TN13 1XE

An opportunity to purchase a prominently located commercial property along Sevenoaks High Street with consent for demolition and replacement for a mixed use development comprising offices and residential flats, situated in a plot extending to 0.11 acres.

OFFERS IN EXCESS OF £875,000 FREEHOLD



DESCRIPTION

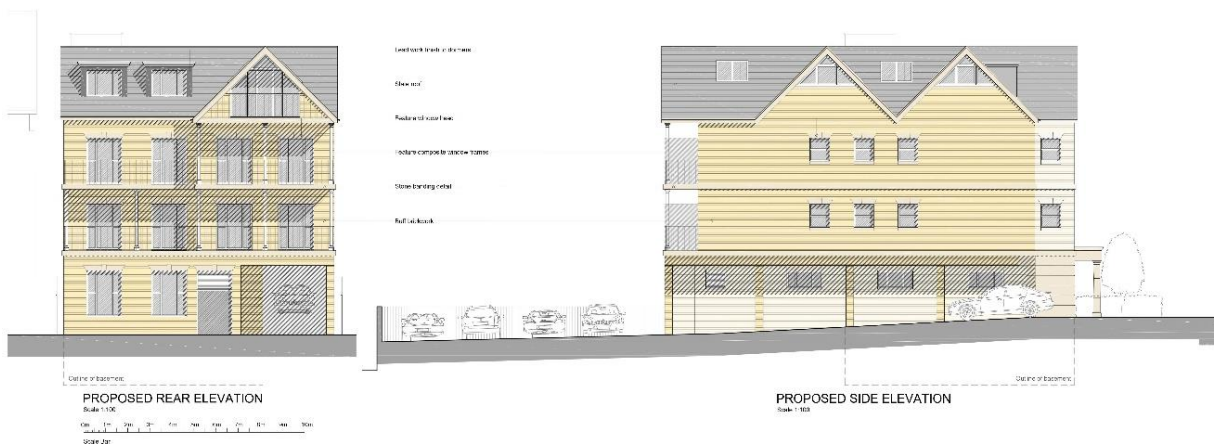
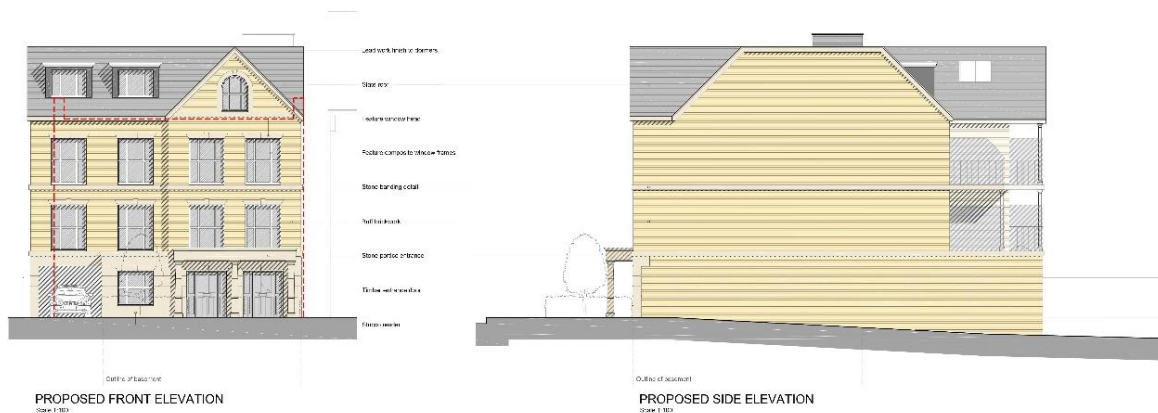
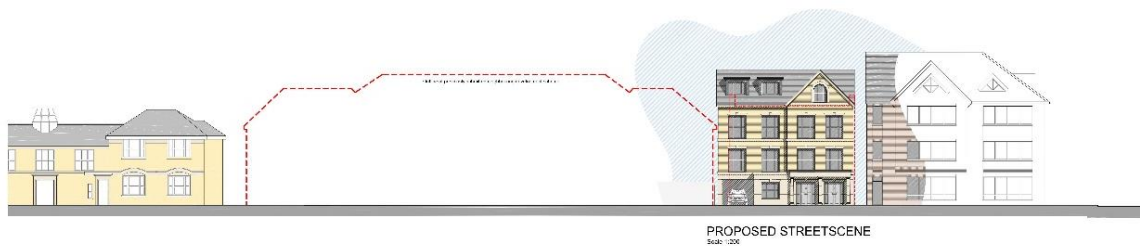
Transterra House occupies a prominent location along the popular Sevenoaks High Street and has been previously occupied for office use.

The building is in a state of disrepair and is no longer regarded as fit for use. Through the granting of planning permission by Sevenoaks District Council under reference 21/03037/FUL the building is to be demolished by an incoming purchaser and rebuilt as a mixed use scheme to include ground floor offices and three residential flats with associated parking to

AMENITIES

Sevenoaks High Street comprises extensive amenities to include a mixture of independent and retail chains, as well as recreational and educational facilities.

Sevenoaks Railway Station located 0.6 miles from Transterra House provides fast access to London in approximately 22 minutes. By road, Junction 5 of the M25 is located approximately 3.5 miles from the property, with onward connections to the national motorway network.



PLANNING

A Certificate of Lawful Development was issued by Sevenoaks District Council on 20th January 2025 which confirms that works comprising partial demolition on the property commenced lawfully, pursuant to grant of planning 21/03037/FUL.

COMMUNITY INFRASTRUCTURE LEVY

CIL has been paid in full, pursuant to 21/03037/FUL. Confirmation of payment was received on 7th February 2025.

LOCAL AUTHORITY

Sevenoaks District Council (01732 227000). Copies of the approved plans can be supplied on request from the agent or downloaded from the Sevenoaks District Council planning portal.

GENERAL

Tenure: Freehold.

Services: Mains electricity, water and drainage.

VIEWING

Strictly by appointment with the joint selling agents, please contact Tim Duncan, Will Jex or Ed Treliving:-

Lambert & Foster, 77 Commercial Road, Paddock Wood, Kent TN12 6DS. Tel. 01892 832325 Option 3.
will.jex@lambertandfoster.co.uk.

Sheffords, London House, 77 High Street, Sevenoaks, Kent TN13 1XE. Tel. 01732 450860.

Ed.treliving@sheffords.co.uk

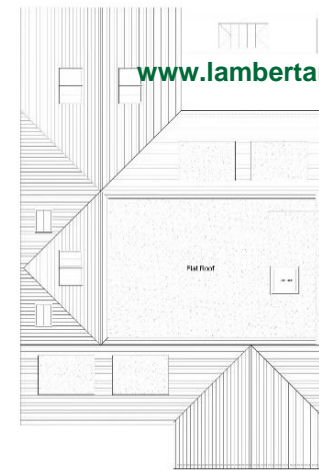
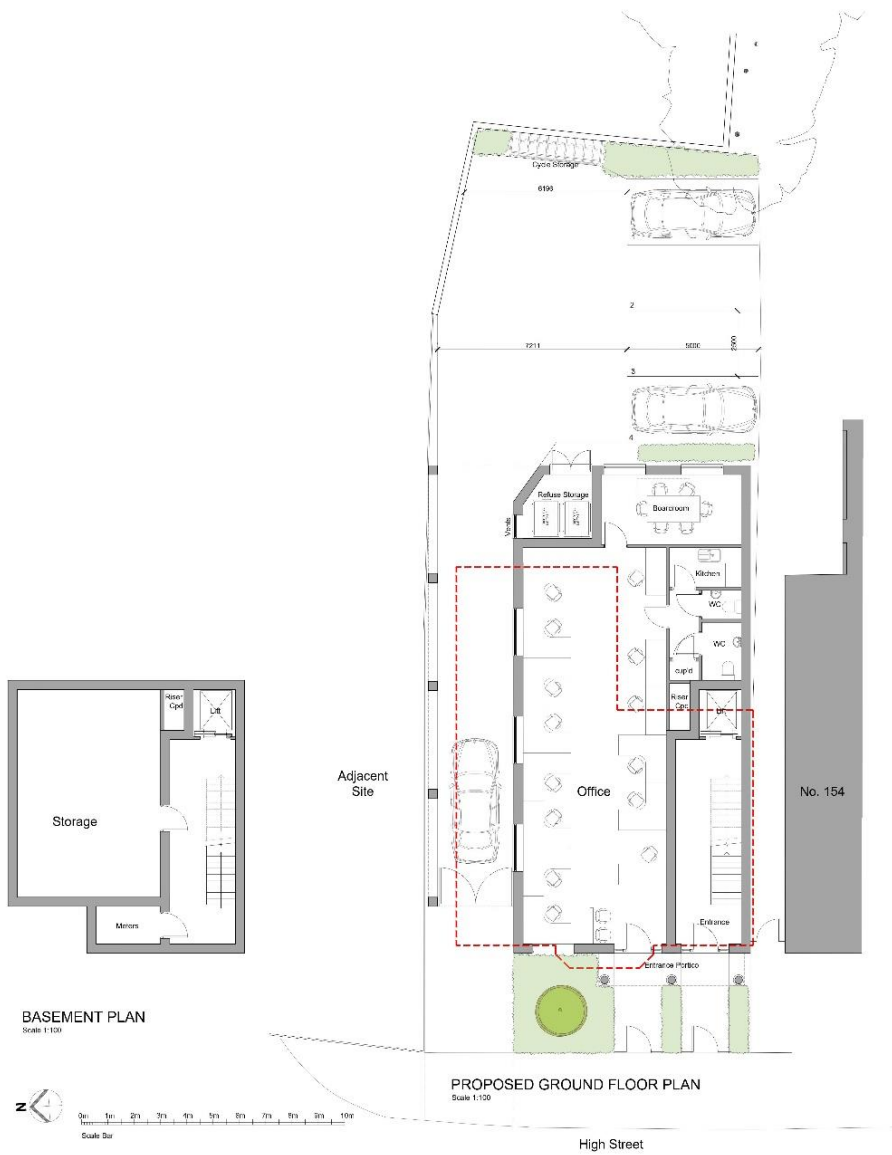
PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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