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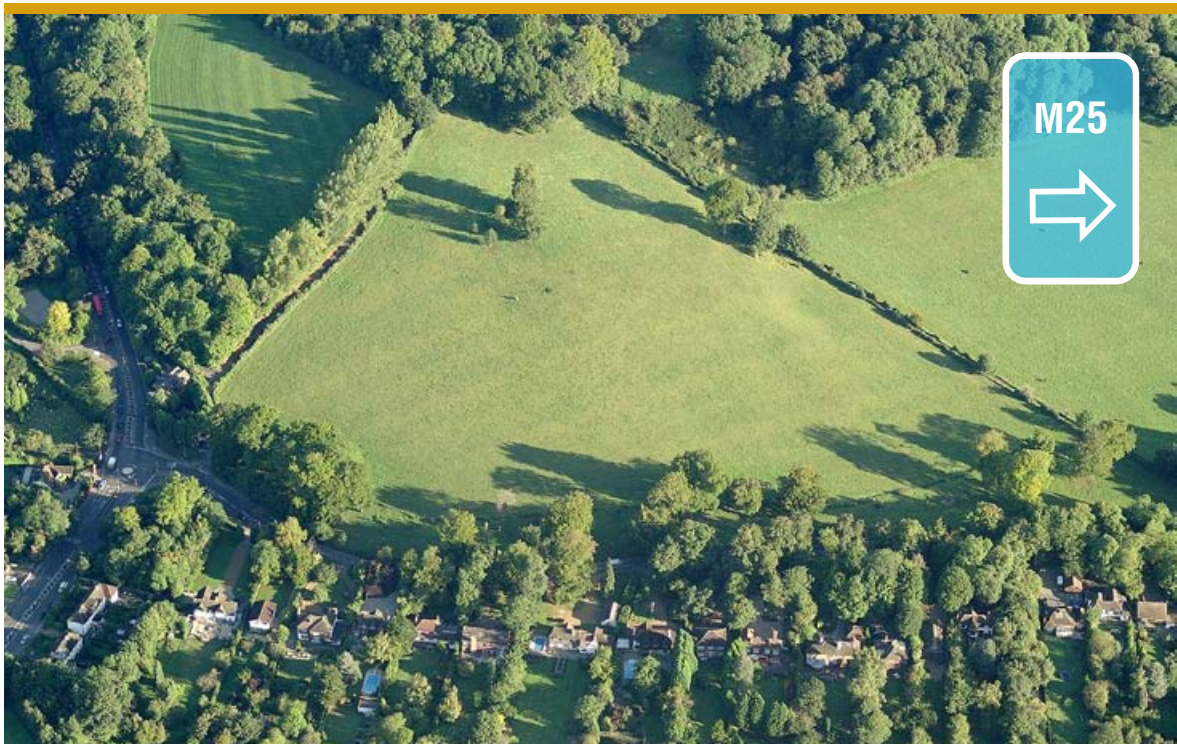
01727 817479

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## LAND FOR SALE IN KESTON, KENT

LAND ON DOWNE ROAD, KESTON, KENT, BR2 6AA

INVESTMENT LAND FOR SALE WELL SITUATED NEAR BROMLEY,  
CROYDON, CENTRAL LONDON, A21 AND THE M25 MOTORWAY



An excellent opportunity to purchase over 17 acres of investment land superbly located inside the M25 and close to Central London. Lying close to residential development, the land is available freehold as a whole or in lots.

The site is situated in the London Borough of Bromley within the affluent county of Kent, a popular commuter county. Keston is a dormitory village with picturesque views of the Kent countryside, with London accessible in under 20 minutes.

The area's excellent transport links, local amenities and wide choice of schools, has made Keston a desirable location. This has led to a significant housing need in this London Borough.

The site is available freehold as a whole or in lots.

Lot 1: 3.50 acres SOLD  
Lot 2: 3.50 acres SOLD  
Lot 3: 3.50 acres SOLD

Lot 4: 3.50 acres SOLD  
Lot 5: 3.60 acres SOLD

## TRAVEL

- ◆ 1.3 miles to the A21
- ◆ 1.3 miles to London Biggin Hill Airport
- ◆ 2.7 miles to Orpington Train Station \*
- ◆ 4.4 miles to Junction 4 of the M25
- ◆ 6.8 miles to the A22
- ◆ 8.5 miles to Lewisham Tube Station
- ◆ 10.8 miles to London City Airport

\* Journey Times: 24 mins to London Charing Cross; 36 mins to London Victoria

## LOCATION

- ◆ 1.5 miles to Farnborough
- ◆ 2.9 miles to New Addington
- ◆ 4.1 miles to Bromley
- ◆ 8.4 miles to Sevenoaks
- ◆ 10.9 miles to Croydon
- ◆ 12.8 miles to Central London

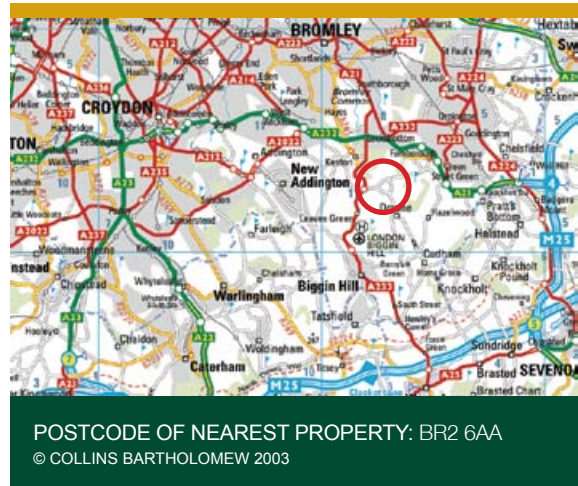
The local area provides local amenities, with the larger developed towns of Farnborough and New Addington within easy access.

Keston is located in Kent and within the London Borough of Bromley, the largest of the London boroughs, forming part of Greater London. The centre of London can be reached within 24 minutes from Orpington Train Station.

This region of Kent is an affluent area with house prices exceeding the national average. Keston has a gated community called Keston Park where exclusive homes are located.

The Park covers 140 acres and supports 200 residential properties of high architectural and spatial standards. The area has been recognised as an exclusive residential location with acres of rolling countryside, a unique benefit being so close to London.

There are several developments in the area, however, it has been recognised in the London Borough of Bromley's Housing Supply Report that 11,450 new properties are required during the period of 1997-2016, leaving the land around Keston as possible areas for consideration.



## ACCESS

The land benefits from over 400 metres of road frontage onto Downe Road from where the land is also accessed.

## METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

## LOCAL AUTHORITY

London Borough of Bromley  
Bromley Civic Centre  
Stockwell Close  
Bromley  
BR1 3UH

## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

## LAND PRICES

English farmland values rose by 5.4% in the first quarter of 2010. This takes growth over the past 12 months to 15.5%, according to the latest results of the Knight Frank Farmland Index.

The amount of land available for sale has already fallen by almost 20% so far this year. This continuing shortage of supply coupled with an increased interest from overseas buyers are driving up prices with land values predicted to rise a further 10% during the rest of 2010.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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