

v2.0



01582 788878

www.vantageland.co.uk

SEVENOAKS, KENT

MORANTS COURT ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TR

LAND FOR SALE CLOSE TO ORPINGTON, ROYAL TUNBRIDGE WELLS,
CENTRAL LONDON, THE A25, A21 AND M25 & M26 MOTORWAYS



A desirable opportunity for you to own a good sized parcel of land in one of the UK's most sought-after locations. This block of pasture land is currently overgrown, but would be suitable for a range of recreational or amenity uses, or a variety of other uses (STPP).

The land benefits from dropped kerb access onto Morants Court Road – an expensive street in Dunton Green, Sevenoaks where house prices are 147% above the national average.

These high property prices, together with Sevenoaks being voted one of the best places to live in the country, has put pressure on the local area to build more homes. The Local Councils Strategic Housing & Economic Land Availability Assessment (SHELAA) from December 2018, which assesses whether land is suitable for to meet the area's housing need, has identified two greenbelt sites within half a mile of the land that could be suitable.

Size: 1.49 acres

SOLD



POSTCODE OF NEAREST PROPERTY: TN13 2TR
 © COLLINS BARTHOLOMEW 2003

TRAVEL & TRANSPORT

- ◆ 0.8 miles to Dunton Green Train Station *
- ◆ 0.9 miles to the M25 & M26
- ◆ 1.3 miles to the A25
- ◆ 1.4 miles to the A21

* Journey Times: 5 mins to Sevenoaks;
 11 mins to Orpington; 42 mins
 to London Charing Cross

LOCATION

- ◆ 2.6 miles to Sevenoaks Town Centre
- ◆ 5.7 miles to Orpington
- ◆ 9.0 miles to Tonbridge
- ◆ 9.3 miles to Bromley
- ◆ 12.1 miles to Croydon
- ◆ 12.4 miles to Royal Tunbridge Wells
- ◆ 16.1 miles to Maidstone
- ◆ 18.7 miles to Central London

The land is situated within Dunton Green, a thriving and affluent commuter village within Sevenoaks.

With a variety of independent and high street shops, green spaces, excellent transport links and closeness to London, it's not surprising that the area is one of the country's most sought-after locations and consistently ranks as one of the best places to live in the UK.

A short walk from the land is the Rose & Crown pub & restaurant. Set within picturesque surroundings this 19th century grand old coaching inn oozes rural charm and is a delightful place to enjoy home cooked food.

If you love country walks you'll also find lots of scenic routes nearby, including The North Downs Way and the famous Pilgrim's Way.

The land enjoys good access to the motorway network and the A25 & A21 providing quick and easy access to surrounding areas. Nearby Dunton Green Station offers fast and frequent rail links into London in under 45mins.

HOUSE PRICES

The land is situated in an extremely affluent area. **House prices in Sevenoaks are 95% above the county average, 66% above the regional average and 118% above the national average** (Zoopla).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

PLANNING

The land is designated as green belt and falls within the Kent Downs Area of Outstanding Natural Beauty (AONB).

Any development would be subject to the appropriate planning permission.

LOCAL AUTHORITY

Sevenoaks District Council
www.sevenoaks.gov.uk

OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 33 years from the date of completion.

LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as land prices increased 2% last year.

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (Strutt & Parker).

METHOD OF SALE

The land is offered for sale by private treaty. The freehold is available with vacant possession upon completion.

ACCESS

The land benefits from dropped kerb access onto the A224 Morants Court Road.

VIEWING

To arrange a site visit, please call 01582 788878 or email enquiries@vantageland.co.uk.



Dropped kerb access to the land on Morants Court Road

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.