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FOR SALE – LAND AT SEVENOAKS, ROAD, SEVENOAKS, KENT TN14 7HH
Prominently Located Adjacent to A21 – Site Area Approx. 6.52 Acres / 2.63 Hectares

LOCATION

Situated within Halstead, Kent the site occupies a prominent roadside position adjacent to Sevenoaks Road (A21), a main arterial route carrying high volumes of passing traffic. The A21 links directly with Bromley to the East and Junction 4 of the M25 motorway near Orpington to the West. Knockholt Railway Station is located 0.3 miles away whilst the towns of Orpington, Sevenoaks and Bromley are all within a short drive and provide a comprehensive range of facilities and amenities.

DESCRIPTION

The land comprises of two parcels/lots of broadly rectangular woodland within a rural setting. Lot 1 (Title Number: K16860) benefits from extensive frontage to the A21 (Sevenoaks Road), while Lot 2 (Title Number: K660526) to the rear can be accessed via Stonehouse Lane. The land slopes from rear to front. In the event of each Lot being sold separately, a buyer will be responsible for erecting and thereafter maintaining a new fence between the newly created boundary with Lot 1 & 2. The land is not connected to any services, and prospective purchasers should rely on their own enquiries with regards to availability of any service connections.

TOWN AND COUNTRY PLANNING .

Local Authority: Sevenoaks District Council (SDC). The subject site is not adjacent to a Listed building nor does it sit within a conservation area and is not in a flood zone. The site may lend itself to alternative uses, subject to obtaining all the necessary consents, however the site falls within Green Belt and therefore protected to prevent urban development. All parties must satisfy their own enquiries.

TENURE

The site is held Freehold in two separate titles and is to be sold on an unconditional basis. The front site is held in title K16860 whilst the remaining parcel of land is held in title K660526. Copies of both titles are available on request. The property is sold subject to and with the benefit of all existing rights, whether public or private, including rights of way, supply of drainage, water and electricity or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars

GUIDE PRICE

Lot 1: Title Number K16860 is offered at a price of £85,000 (Eighty Five Thousand Pounds).
Lot 2: Title Number K660526 is offered at a price of £135,000 (One Hundred and Thirty Five Thousand Pounds). It is understood that the site is not registered for VAT.

ANTI MONEY LAUNDERING

Regulations require Linays to conduct various background checks on purchaser and successful applicants will be required to submit information to satisfy anti-money laundering requirements.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering. Any error or mis-statement shall not annul the sale or entitle any party to compensation. Please Note: not all of the boundaries are fenced.



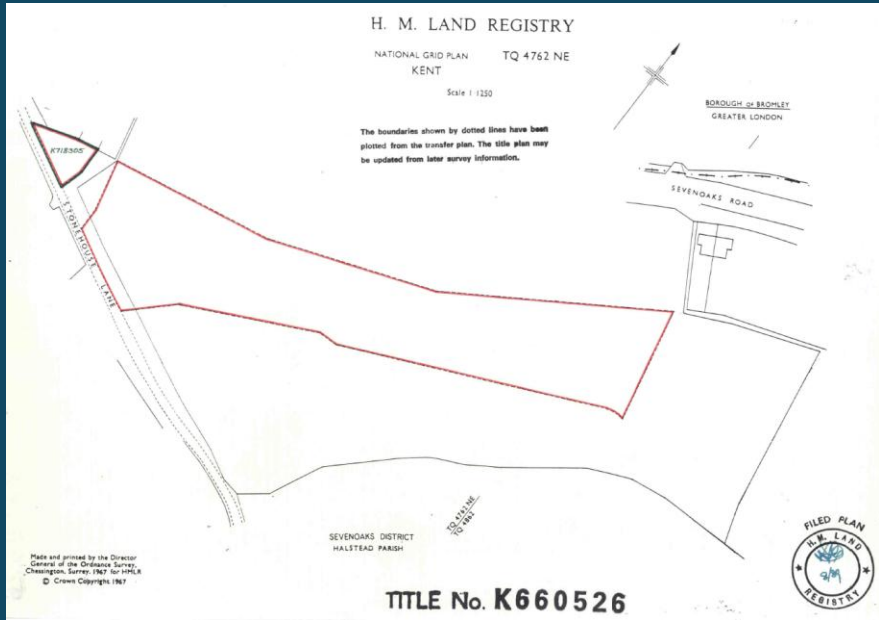
VIEWINGS

Viewings must be carried out during daylight hours only and strictly by prior appointment with the vendor's sole agent. Neither the vendor nor their agents shall be liable for any accident, loss, damage, or personal injury arising during the course of any viewing.

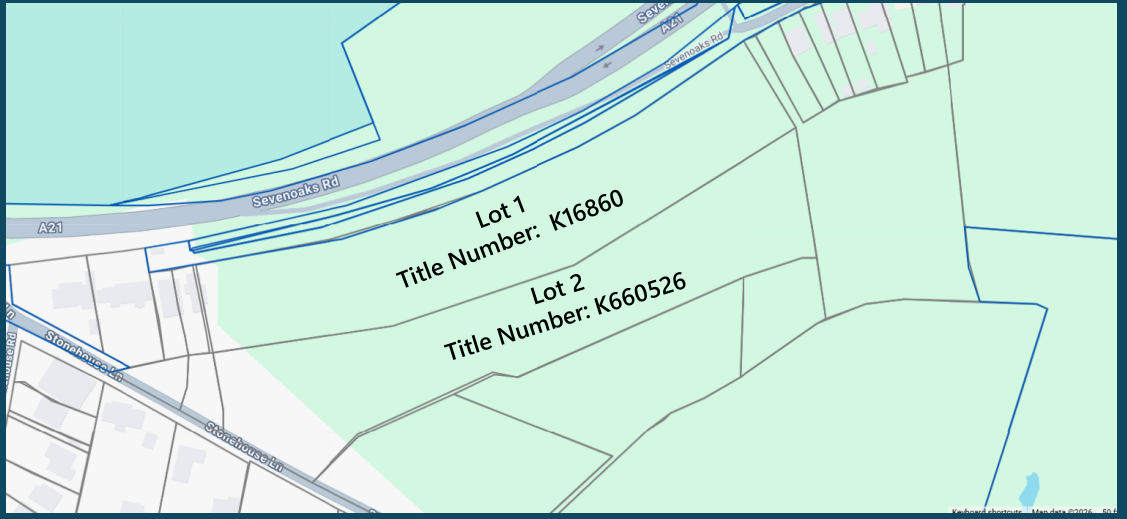
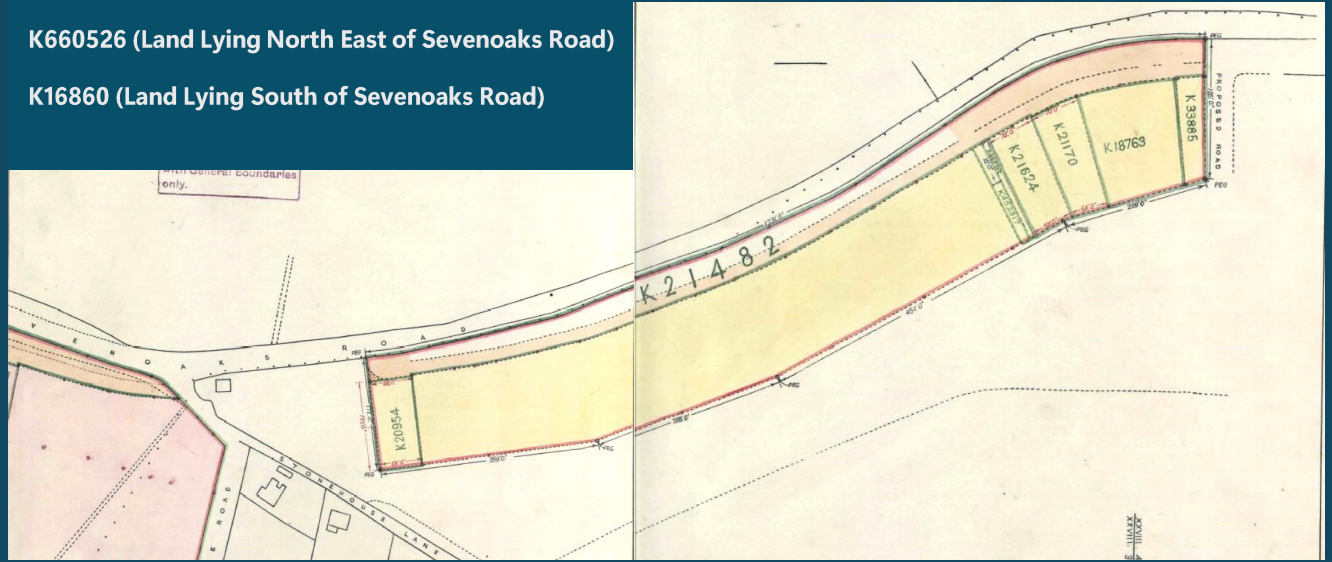


Contact:
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TITLE NUMBERS:
K660526 (Land Lying North East of Sevenoaks Road)
K16860 (Land Lying South of Sevenoaks Road)



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