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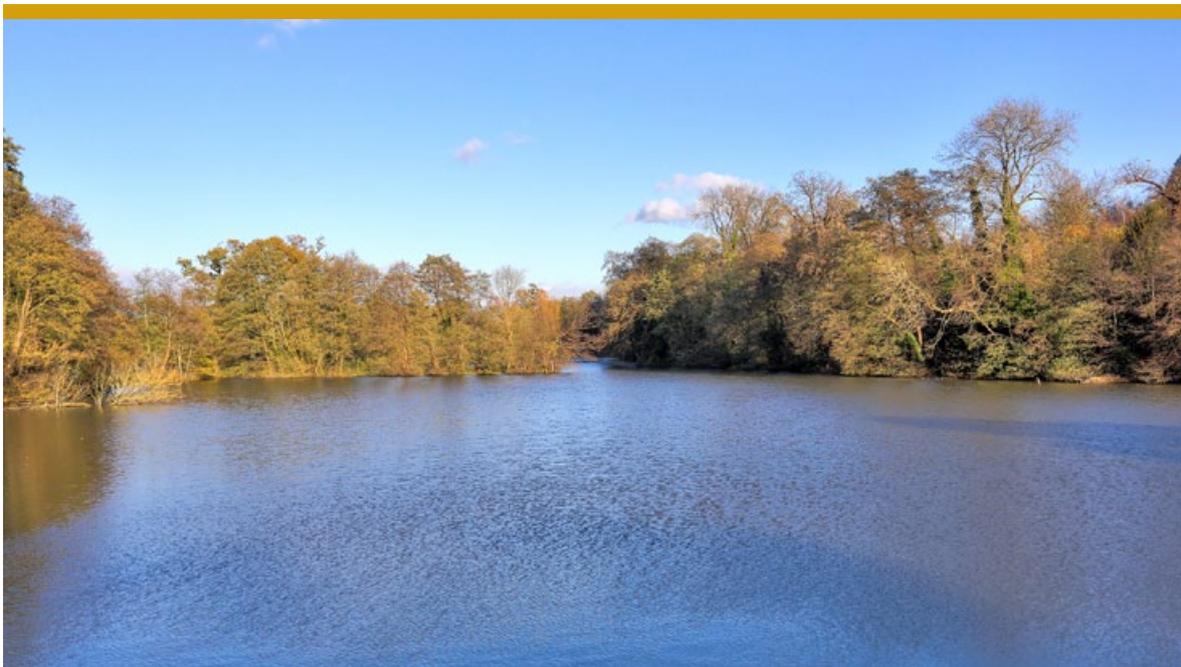
01727 701303

[www.vantageland.co.uk](http://www.vantageland.co.uk)

## COMBE BANK LAKE FOR SALE IN SEVENOAKS, KENT

OFF COMBE BANK DRIVE, SUNDRIDGE, KENT, TN14 6AE

A WELL STOCKED LAKE FOR SALE STRATEGICALLY LOCATED NEAR WESTERHAM, ORPINGTON, LONDON, THE A25, A21 AND M25 MOTORWAY



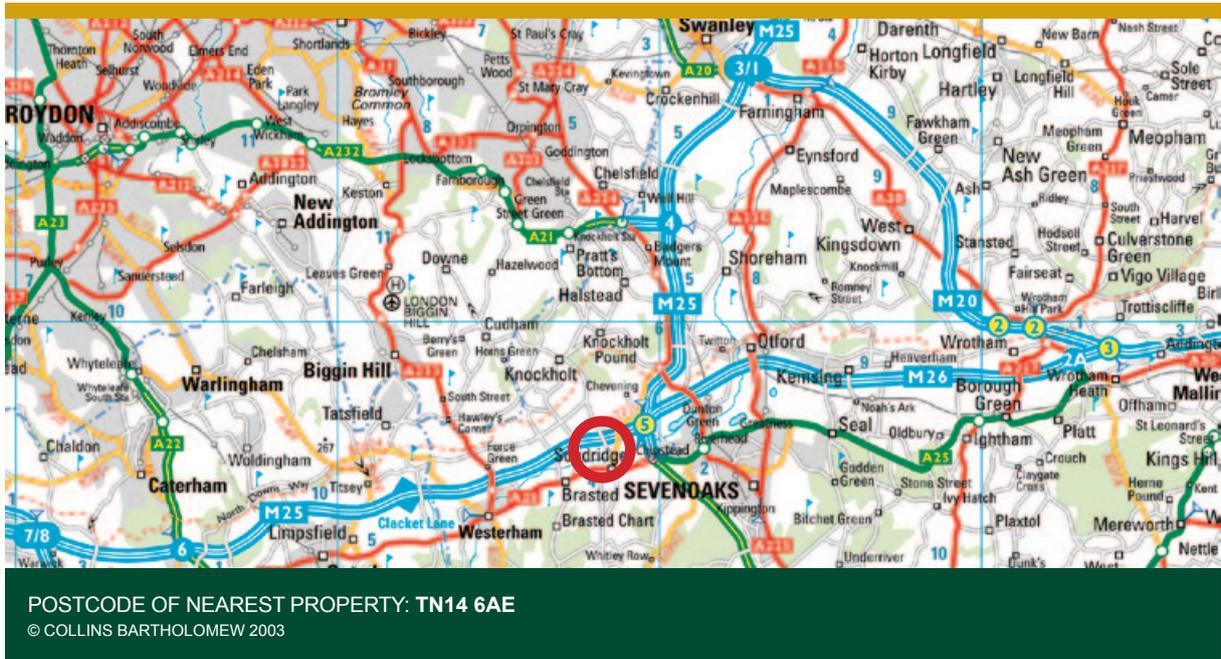
### AN ESTABLISHED & SECLUDED LAKE IN A BEAUTIFUL LOCATION JUST 19 MILES FROM CENTRAL LONDON

A treasure just outside the M25 on the edge of Sevenoaks, Combe Bank Lake is a beautiful and secluded spot to fish. The lake is well stocked reportedly with a mixture of carp, roach, bream and tench upwards of 10lb. There are several swims around the edge making it extremely easy to fish in a variety of picturesque spots.

The lake is surrounded by mature woodland comprising of broadleaf coppice interspersed with stands of mature oak and chestnut. Good access is provided off Combe Bank Drive.

Combe Bank Lake is situated on the northern edge of the Sundridge, Sevenoaks. With a bustling town centre, excellent schools, superb transport links and closeness to London, Sevenoaks is one of the country's most sought-after locations and listed as the third most affluent in the UK. It is no surprise that land and property values in Sevenoaks are amongst the most expensive in the country.

Set within 11.29 acres                      **SOLD**  
Further pasture land available by separate negotiation.



## TRAVEL & TRANSPORT

- ◆ 0.5 miles to the A25
- ◆ 1.1 miles to the M25 junction with the M26
- ◆ 1.2 miles to the A21
- ◆ 2.6 miles to Sevenoaks Train Station \*
- ◆ 16.0 miles to London Gatwick Airport

\* Journey Times: 8 mins to Tonbridge; 9 mins to Orpington; 20 mins to Tunbridge Wells; 31 mins to London Charing Cross; 36 mins to London Cannon Street; 46 mins to Ashford International

## LOCATION

- ◆ North of Sundridge
- ◆ East of Brasted
- ◆ 2.2 miles to Dunton Green
- ◆ 2.5 miles to Westerham
- ◆ 3.1 miles to Sevenoaks Town Centre
- ◆ 6.4 miles to Orpington
- ◆ 6.8 miles to Hever
- ◆ 9.1 miles to Tonbridge
- ◆ 9.4 miles to Bromley
- ◆ 9.5 miles to Lingfield
- ◆ 11.4 miles to Croydon
- ◆ 12.2 miles to Royal Tunbridge Wells
- ◆ 17.4 miles to Maidstone
- ◆ 18.9 miles to Central London

The land lies next to the prestigious Combe Bank School and is well situated on the northern edge of Sundridge near the border of Kent with

Greater London. Sundridge is a sought-after village within the Sevenoaks District of Kent.

With its lovely town centre, closeness to the countryside and quick commute to London, Sevenoaks is one of the country's most sought after locations and listed as the third most affluent location in the UK.

A wide variety of independent and high street shops can be found in Sevenoaks' historic lanes and shopping centre off the High Street, along with several restaurants and pubs. Schooling is excellent at primary and secondary levels, in both the state and private sectors.

The town has London to the north and the rural splendour of the Kentish Weald to the south, with the grandeur of the great deer park of Knole at its edge.

The large London town's of Orpington, Bromley and Croydon can all be found nearby. All have been identified as one of the major centers in the Greater London Plan.

With direct access to the M25, M26 and M20 motorways – London's primary airports, Kent's seaports and the wider UK motorway network are all within easy reach. The A25 & A21 trunk roads provide further road links, east-to-west and north-to-south.

Sevenoaks train station has strong links to London with direct trains into Charing Cross and Cannon Street in as little as half an hour. Ashford International can be reached in under an hour and provides direct links to the European cities of Paris and Brussels.

## LAND VALUES

**Pasture land values in this region rose by 16.4% in the past 12 months** and 69% over 5 years according to the latest RICS Rural Land Market Survey.

Land has outperformed many other asset classes, including the UK housing market, the FTSE 100 and gold. It has even kept pace with London's luxury residential market.

**Over the longer term land has also performed strongly increasing in value by 198% in the past 10 years.**

This strong performance has brought new buyers into the market, including a wide range of investors from both the UK and abroad.

**Looking ahead, surveyors expect farmland prices to continue to increase further over the coming years.**

## HOUSE PRICES

The land is situated in an extremely affluent area where **land and property values are amongst the most expensive in the UK.**

House prices are **117% above the national average** and exceed both the County & South East averages.

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

## LOCAL AUTHORITY

Sevenoaks District Council  
Council Offices  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

Kent County Council  
County Hall  
Maidstone  
ME14 1XQ

## METHOD OF SALE

Offered for sale by private treaty. The freehold is available with vacant possession on completion.

## ACCESS

The lake is accessed via Combe Bank Drive which is also used by Combe Bank School.

## VIEWING

To arrange a site visit, please call 01727 701303 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

## PLANNING

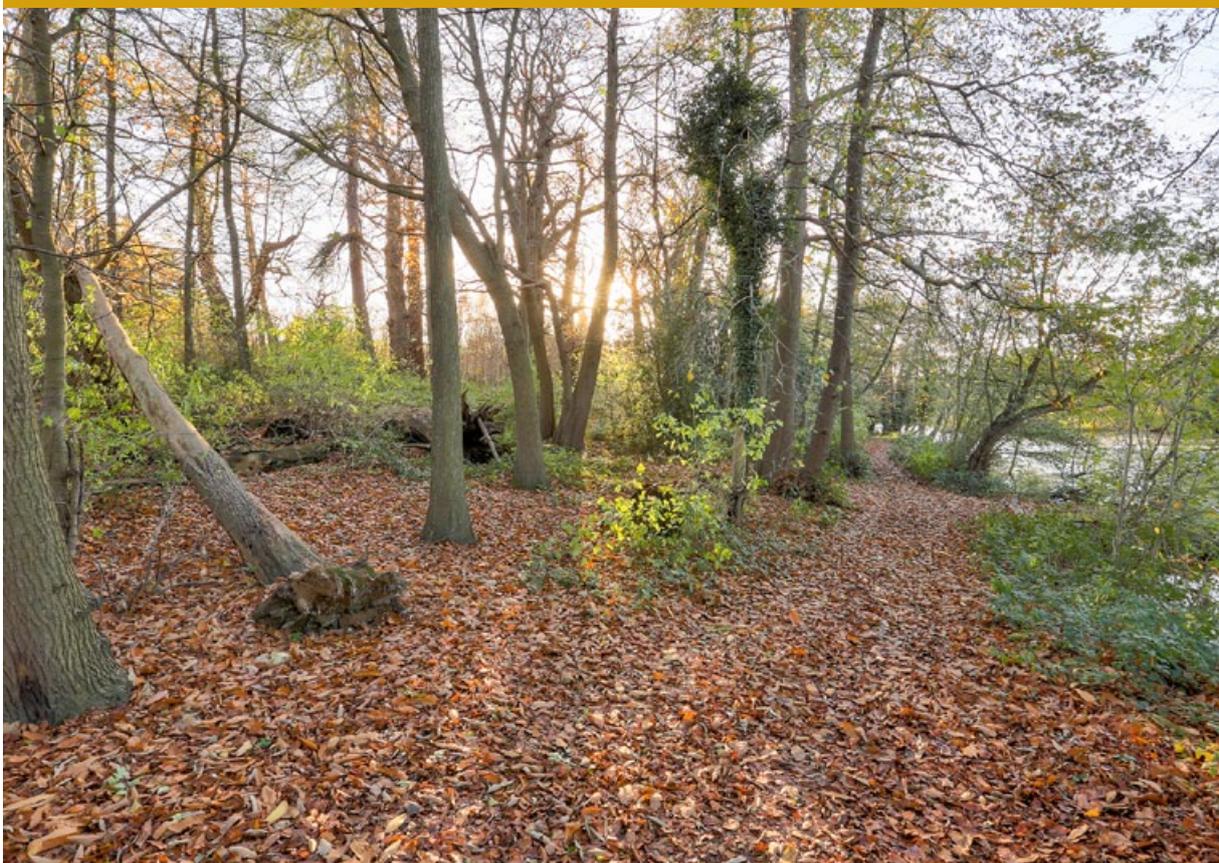
The site is designated as green belt and falls within the Kent Downs Area of Outstanding Natural Beauty (AONB). It also falls within the Sundridge Conservation Area. Any development would be subject to the appropriate planning permission.



A rare opportunity to purchase this well stocked lake set within a secluded and beautiful location



There is good access around the entire lake



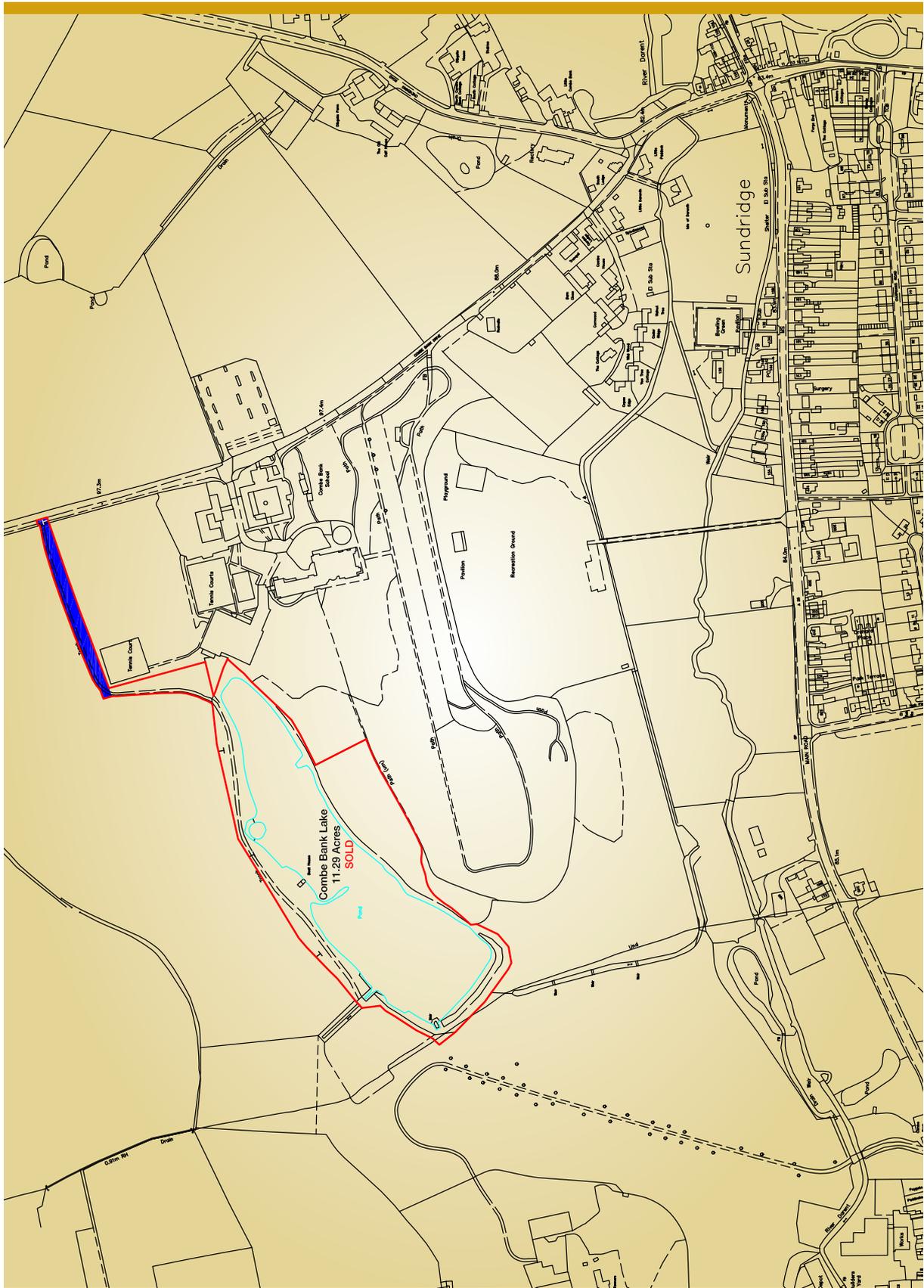
Combe Bank Lake is secluded and surrounded by mature broadleaf woodland



There are several swims around Combe Bank Lake making it extremely easy to fish in a variety of picturesque spots



Aerial image of Combe Bank Lake strategically located on the edge of the M25 and Sundridge, Sevenoaks



## SITE MAP

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### THE PROPERTY MISDESCRIPTIONS ACT 1991

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