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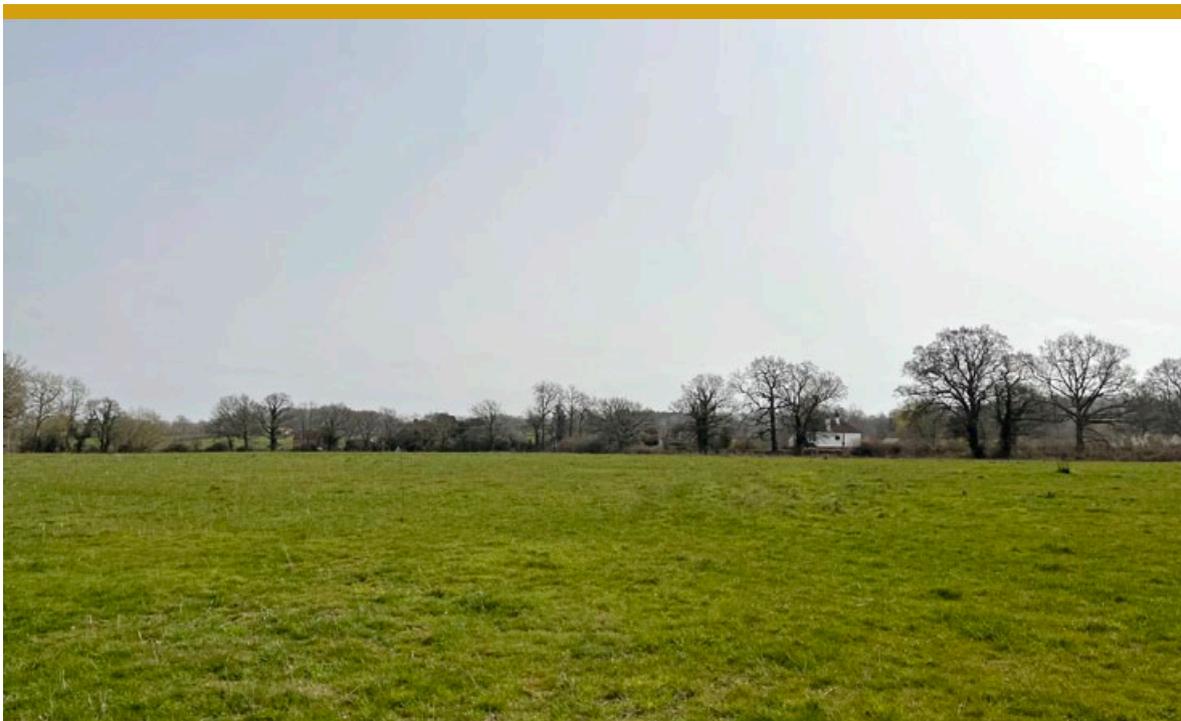
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LAND FOR SALE IN EDENBRIDGE, KENT

LAND ON LYDENS LANE, HEVER, EDENBRIDGE, KENT, TN8 7EP

GRAZING LAND FOR SALE CLOSE TO EAST GRINSTEAD, SEVENOAKS,
CENTRAL LONDON AND THE A22 & M25 MOTORWAY



A desirable opportunity for you to own approx. 3 acres of flat pasture land. The land lies close to large, characterful properties within an incredibly beautiful and tranquil setting.

The land lies off Lydens Lane and is accessed via a gated entrance to the west that is set back from the main road.

Pleasantly situated between the affluent areas of Edenbridge and Hever, the land is less than 25 miles from Central London and with excellent transport links offers a real escape to the country.

The land is currently suitable for a range of recreational and amenity uses. Other uses are STPP, but it should be noted that planning permission has been granted on several parcels of Green Belt land in the local area for a variety of uses.

Size: 2.96 acres

Guide Price: £105,000



POSTCODE OF NEAREST PROPERTY: TN8 7EP
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TRAVEL & TRANSPORT

- ◆ 0.7 miles to Hever Train Station *
- ◆ 5.3 miles to the A22
- ◆ 8.0 miles to the A21
- ◆ 8.1 miles to the M25
- ◆ 10.1 miles to the M23 (J10)
- ◆ 10.5 miles to London Gatwick Airport

* Journey Times: 14 mins to Oxted;
 33 mins to Uckfield; 31 mins to East
 Croydon; 48 mins to London Bridge

LOCATION

- ◆ Between Edenbridge & Hever
- ◆ 4.2 miles to Lingfield
- ◆ 5.5 miles to East Grinstead
- ◆ 6.4 miles to Oxted
- ◆ 7.9 miles to Sevenoaks
- ◆ 8.7 miles to Royal Tunbridge Wells
- ◆ 12.5 miles to Crawley
- ◆ 24.2 miles to Central London

The land is pleasantly situated between Hever and Edenbridge within the affluent Sevenoaks District on the Kent/Surrey border – less than 25 miles from Central London.

Edenbridge is an historic, bustling market town within the beautiful Eden Valley. It is home to a range of local shops, cafes, pubs, restaurants and amenities including a large leisure centre.

The area enjoys the best of both worlds; with stunning and tranquil countryside on your doorstep and an enviable abundance of transport links meaning the larger commuter towns of East Grinstead, Oxted, Royal Tunbridge Wells and Sevenoaks can be easily reached.

Good road links include easy access to the M25 at either junction 5 (Sevenoaks) or junction 6 (Godstone). Two railway lines – Hever station on the London to Uckfield line, and Edenbridge station on the Redhill to Tonbridge line – provide excellent train coverage and will get you into London in under an hour.

Furthermore, London Gatwick Airport can be reached in under half an hour.

LOCAL DEVELOPMENT

The local council's Sevenoaks District Local Plan submitted in December 2018 has allocated 28 hectares of **Green Belt land for development less than 2 miles from the land for sale.**

An outline planning application has been submitted on the land south of Four Elms Road & east of Bray Road for the erection of 340 dwellings, a new secondary school, a new twin hall venue and a new car park for Edenbridge Train Station (Ref. 20/02988/OUT).

This follows the successful appeal for the development of 300 new homes on land west of St Johns Way, which was formerly within the Green Belt (Ref. 14/03783/OUT). This site lies less than 2 miles from the land for sale.

PLANNING

The land is situated within the Metropolitan Green Belt. Any development would be subject to the appropriate planning permission.

METHOD OF SALE

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

LAND VALUES

The average value of land increased by 10% in the past year, outperforming several other asset classes. This highlights lands continued resilience to economic uncertainty, enhancing its reputation as a hedge against inflation.

Demand remained exceptionally strong throughout the year from investors and lifestyle purchasers. Buyers looking to farm regeneratively, plant trees to harvest carbon, or even rewild have also been strong players.

It seems unlikely that there will be a huge surge in the availability of land for sale next year, and with demand expected to remain strong, **land values should continue to climb.**

HOUSE PRICES

The land is situated within an extremely affluent area. House prices in the Hever and Edenbridge area are 64% above the county average and **92% 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.

LOCAL AUTHORITY

Sevenoaks District Council
www.sevenoaks.gov.uk



EQUESTRIAN

Two parcels of land within the Green Belt and less than ½ mile from the site have been granted planning permission for stable buildings.

Just a short walk from the land for sale at the end of Lydens Lane, a parcel of land on Hartfield Road has been granted planning for a stable building totalling 105m² consisting of 3 stables, a tack room and hay store (Ref. 20/02177/FUL).

Another parcel of land on Roman Road has been granted planning permission for the erection of a stable building, feed store and track room (Ref. 20/02950/FUL).

Furthermore, an extensive network of bridle paths can be found just ½ mile from the land for sale and provide a long distance hack through some of the area's finest countryside.

The horse racing enthusiast can enjoy a day at the races at nearby Lingfield Park. As well as being a popular racecourse, Lingfield Park Resort also boasts an onsite luxury hotel, leisure club and a challenging golf course.

ACCESS

The site lies off Lydens Lane. Excellent and secure access is provided via a gated entrance to the west that is set back from the road. Full vehicular right of way is provided from this entrance to the land via an easement.

RECREATION

Less than 25 miles from Central London, but a world away, you'll find a variety of things to do and see in this beautiful part of the "Garden of England" – whether that's visiting one of a number of local National Trust properties or exploring the surrounding countryside with its breathtaking views through several local walks.

Just outside the land to the west, you can find the 15 mile Eden Valley walk that follows the banks of the Rivers Eden & Medway. It passes through the High Weald Area of Outstanding Natural Beauty as well as alongside some of the country's most historic castles.

The closest of these is the renowned Hever Castle; childhood home of Anne Boleyn. This 13th century castle is set within magnificent grounds including a maze & lake and provides a great day out for all the family.

VIEWING

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

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words. The entrance to the land can be found at [///early.pushed.salads](https://www.what3words.com/early.pushed.salads)



THE PROPERTY MISDESCRIPTIONS ACT 1991

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