



01727 701303

**LYDEN FIELD, BETWEEN HEVER & EDENBRIDGE, KENT**  
LAND FOR SALE ON LYDENS LANE IN EDENBRIDGE, TN8 7EP

## ESCAPE TO THE COUNTRY! AN IDEAL SMALLHOLDING WITH POTENTIAL FOR OTHER USES.

This is an exciting opportunity for you to own a regular block of pasture land, less than 25 miles from Central London.

The land has been fully fenced on all sides and includes a good-sized shed, making this site an ideal smallholding for those wanting a piece of the "good life" in an idyllic and sought-after location.

The site enjoys good road frontage and excellent access via an entrance to the west that has been set-back from the road.

Situated between Hever and Edenbridge, the land enjoys the best of both rural charm and modern convenience. With excellent transport links close by, this opportunity offers you a real escape to the country.

The land is suitable for various recreational and amenity uses, subject to any necessary consents. It's worth noting that several nearby parcels of land, including the fields bordering the site to the north and west, have already been granted planning permission for a variety of uses.

Size	Guide Price
2.00 acres	<b>SOLD</b>





## LOCATION

- ◆ Between Hever & Edenbridge
- ◆ 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. It lies within the affluent Sevenoaks District on the Kent/Surrey border – less than 25 miles from Central London.

Edenbridge is a bustling market town within the beautiful Eden Valley. It offers the perfect blend of historic charm and modern amenities with a range of local shops, cafes, pubs, restaurants and 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 – Edenbridge Town 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 50 minutes.

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

## TRANSPORT LINKS

- ◆ 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 (J6)
- ◆ 10.1 miles to the M23 (J10)
- ◆ 10.5 miles to London Gatwick Airport

\* Journey Times: 14 mins to Oxted; 32 mins to East Croydon; 48 mins to London Bridge



This 2 acres of pasture land is suitable for a variety of uses.

## PLANNING

**The plot includes a good-sized shed in the north-western corner of the land that was granted permission under the planning application 22/02892/FUL.**

The land is situated within the Metropolitan Green Belt. Any further development or change of use would be subject to the appropriate permission.

## NO OVERAGE

There is **no overage or clawback** on this land – rare in today's land market.

## GREENBELT DEVELOPMENT

The local council's Sevenoaks District Local Plan has allocated 28 hectares of Green Belt land for development close to the land for sale.

Outline planning permission has been approved on the land south of Four Elms Road & east of Bray Road for the erection of 340 dwellings and a new secondary school (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 and just 1.6 miles from the land for sale (Ref. 14/03783/OUT).

## LOCAL DEVELOPMENT

Several parcels of land close to the site and within the Greenbelt have been granted planning permission for a variety of uses.

**The land bordering the western boundary** of the site has been granted planning permission for a change of use to a secure dog walking paddock with associated car parking ([Ref. 23/01361/FUL](#)). This was initially refused, but granted permission upon resubmission.

**The land bordering the northern boundary** of the site has been granted approval for a large, 450m<sup>2</sup> agricultural building measuring 30m x 15m ([Ref. 22/03468/AGRNOT](#)). This same parcel of land has also been granted planning permission for a change of use for equestrian purposes and a sand school ([Ref. 24/00874/FUL](#)). This was again refused planning initially, but granted permission upon resubmission.

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 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](#)).

## LOCAL AUTHORITY

Sevenoaks District Council  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

## EQUESTRIAN

An extensive network of bridle paths can be found just  $\frac{1}{2}$  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.

## 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.



## LAND VALUES

Pasture land prices in the region are **14% higher than the average** as land values rose again last year, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers. This is supported by the fact that, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.

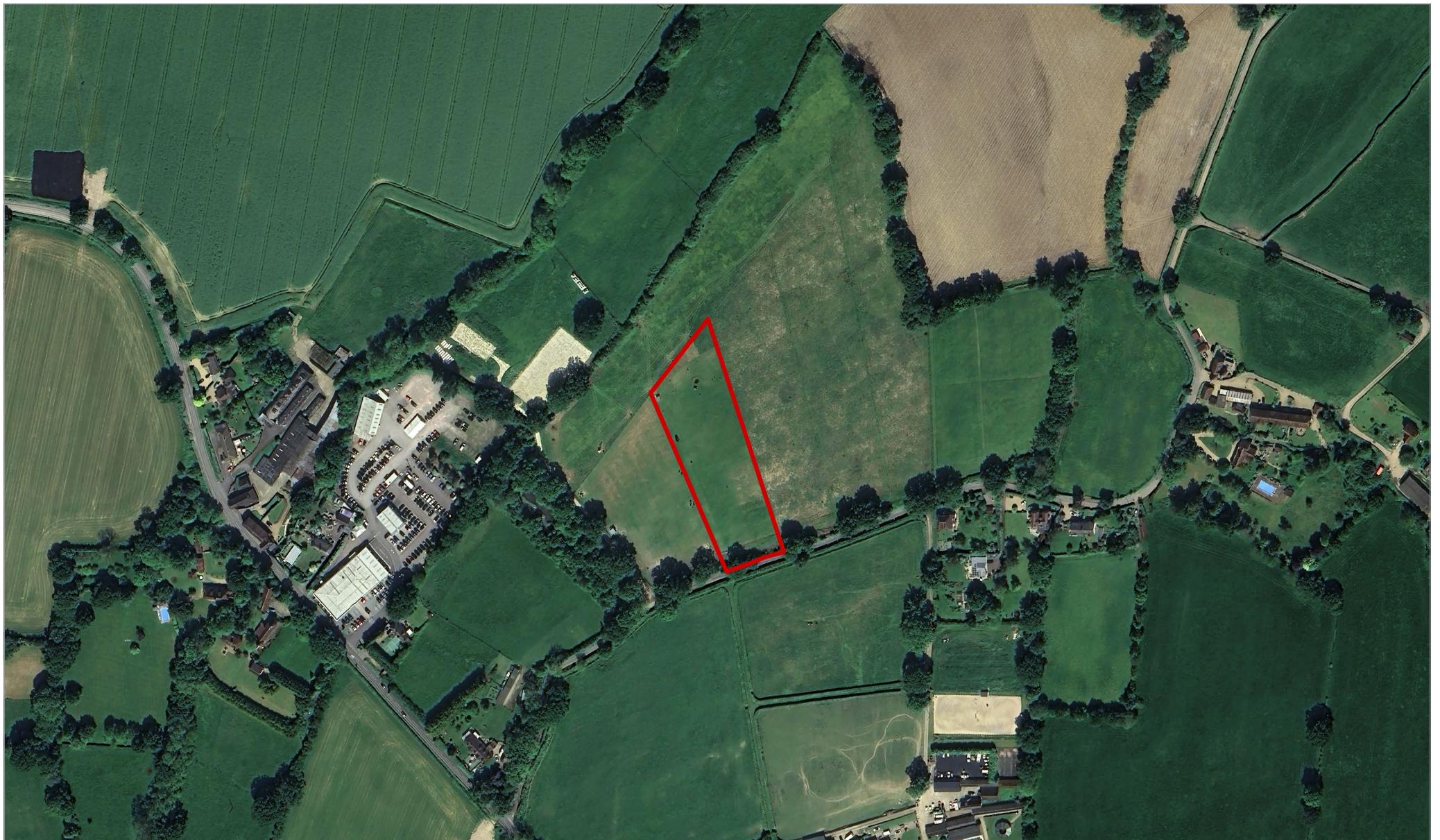
## PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in the Hever and Edenbridge area are 53% above the county average and **69% above the national average** (Source: Zoopla).

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

## METHOD OF SALE

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





Gated entrance set-back from Lydens Lane.



The gated entrance to the land is accessed via an all-weather track.

## ACCESS

The land is accessed via a secure, gated entrance that is set-back from Lydens Lane. Full vehicular access to the land is via an all-weather track that has been laid by tarmac planings.

## WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The approximate location of the gated entrance on Lydens Lane can be found here – [///humble.cotton.ranges](https://what3words.com/humble.cotton.ranges)

The approximate location of the gated entrance to the land can be found here – [///whites.waving.noted](https://what3words.com/whites.waving.noted)

## VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our land consultants or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).

## THE PROPERTY MISDESCRIPTIONS ACT 1991

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