



VANTAGE
LAND
01727 701303



LAND FOR SALE IN SEVENOAKS, KENT
OFF FILSTONE LANE IN SEVENOAKS, TN14 5JT

LAND FOR SALE IN A BEAUTIFUL & DESIRABLE LOCATION CLOSE TO LONDON

An opportunity for you to own a parcel of the beautiful Kent countryside in one of the UK's most desirable locations.

Measuring just under 4 acres this pasture land would be ideal for livestock or equestrian grazing or suitable as a smallholding for hobby farming. It could also be used for a variety of other recreational or amenity uses subject to any necessary planning consent.

The land is flat and enclosed in the main by a mixture of mature hedgerow and post & wire fencing. Access is provided via a secure double-gated entrance off Filston Lane from Sepham Farm Road, from which the land enjoys some road frontage.

The site benefits from excellent transport links and lies between the popular villages of Otford and Shoreham, within the London Commuter District of Sevenoaks.

House prices in the area are *double* the national average reflecting the desirability of the area as a place to own property – including land.



Lot	Size	Guide Price
SE1	3.95 acres	£75,000



LOCATION

- ◆ Between Twitton, Shoreham & Otford
- ◆ 3.5 miles to Sevenoaks
- ◆ 8.6 miles to Bromley
- ◆ 13.4 miles to Royal Tunbridge Wells
- ◆ 15.9 miles to Maidstone
- ◆ 18.1 miles to Central London

TRANSPORT LINKS

- ◆ 1.5 miles to Otford Train Station *
- ◆ 2.0 miles to the M25 (J4)
- ◆ 2.3 miles to the M25 (J5) & M26
- ◆ 3.0 miles to Sevenoaks Train Station **
- ◆ 5.0 miles to the M20 (J1) & A20

* Journey Times: 7 mins to Sevenoaks; 22 mins to Maidstone East; 41mins to London Victoria

** Journey Times: 8 mins to Orpington; 19 mins to Tunbridge Wells; 22 mins to London Bridge; 35 mins to London Charing Cross; 44 mins to Ashford International

The land is located within the Sevenoaks District, between the thriving villages Shoreham and Otford, which offers the perfect village setting with a range of clubs, pubs, cafes and shops available close by. Sevenoaks is just a short distance to the south.

Sevenoaks is repeatedly named as one of the “Best Places To Live” in the UK. It’s not hard to see why, with the local area enjoying; gorgeous green spaces, amazing schools, historic parks, fantastic transport links and a vibrant town centre with a variety of well-known & independent shops, cafes and restaurants.

There are fast, frequent and direct rail services to several central London stations from Sevenoaks, with London Bridge just 22 minutes away. Ashford International can also be reached in as little as 44 mins, offering high speed travel to Europe’s top cities such as Paris and Brussels as well as Disneyland Paris.

Road links are also well supported with quick & easy access to the M25 & M20 motorways available from the land, meaning that London’s airports, Kent’s seaports and the wider UK motorway network are all within easy reach.

EQUESTRIAN

The land is ideal for equestrian grazing. There is a 1.6 mile bridleway just over a mile from the land that provides excellent and extensive hacking. It passes the highly-rated Park Farm Stable livery yard offering full, schooling and hunter livery.

RECREATION

The land is situated close to an extensive network of footpaths – so whether you're a dog walker, rambler, runner, horse rider, or you just want a walk in some of Kent's most beautiful countryside, there are numerous trails to be explored – from gentle strolls to bracing climbs to the top of the Downs.

Just a short walk from the site is the key intersection where the renowned North Downs Way, Pilgrims Way and Darent Valley Path all meet. The latter leads to the historic 460 acre Lullingstone Country Park to the north.

Lullingstone Country Park is internationally renowned for its collection of ancient trees. Horse riders are welcome and there is a 4 mile waymarked route that allows you to explore the park. The visitor centre on site offers excellent facilities including a café, toilets and a shop.

After a long day out, there are a range of friendly pubs in Otford and Shoreham serving good home-cooked food and local ales.





PLANNING

The land is situated within the Kent Downs Area of Outstanding Natural Beauty (AONB) and the Metropolitan Green Belt.

The land is subject to an Article 4 Direction and any development would be subject to the appropriate planning permission.

LOCAL AUTHORITY

Sevenoaks District Council
www.sevenoaks.gov.uk

NO OVERAGE

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

LAND VALUES

Pasture land prices in the region are 15% higher than the average as land values continued to rise last quarter.

In the past year, land values have risen 6%, outperforming the FTSE 100, UK house prices and interest from savings in the bank.

These increases are also outpacing inflation as land continues to be seen as a tangible safe-haven for investment. Investors are also competing with a wide variety of lifestyle and environmentally-motivated buyers as demand once again outstrips supply.

This imbalance between supply and demand doesn't look to change and will continue to drive up land values.

PROPERTY PRICES

The land is situated within an extremely affluent area. Property prices in Sevenoaks are 82% above the county average and **104% 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.





The entrance to the land is set back from Sepham Farm Road off Filston Lane.

ACCESS

Access is via a double-gated entrance set back from Sepham Farm Road off Filston Lane. The land benefits from some road frontage. If you require any further information please call 01727 701303.

WHAT3WORDS

The entrance to the land can be found here – [///tuned.shed.stray](https://www.what3words.com/#!/tuned.shed.stray)

The approximate location of the land can be found here – [///views.bricks.prices](https://www.what3words.com/#!/views.bricks.prices)

VIEWING

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

Please note when viewing the land, please ensure that you park at the entrance gate immediately to your right upon entering Sepham Farm Road. We ask all parties to be respectful of the nearby properties.



The land benefits from some road frontage to Sepham Farm Road & Filston Lane.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances 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.