



WEALD

SEVENOAKS, KENT

Guide Price £1,200,000 Freehold

JACKSON-STOPS



VANHALLA

WICKHURST ROAD, WEALD, SEVENOAKS, KENT
TN14 6LX

A RARE OPPORTUNITY TO PURCHASE A SECLUDED 2.3 ACRE DEVELOPMENT SITE IN THE HEART OF WEALD VILLAGE, WITH A PRE-APPLICATION PROPOSAL FOR 5 DETACHED HOMES WITH RURAL OUTLOOK



DESCRIPTION

Located within the heart of Weald Village, this potential development site extends to approximately 2.3 acres, set back from the road. Surrounded by a picturesque rural outlook with countryside views.

With direct vehicle access from the road and bordered by mature hedging and trees with two sides of the plot adjacent to open farmland.

Currently, the land includes several outbuildings, one of which has residential planning permission, alongside a second area also approved for residential development.

In addition, a pre-application proposal has been submitted for the comprehensive redevelopment of the site, envisaging five detached homes ranging from approximately 1,700 sq ft to 2,600 sq ft. Each property would benefit from private gardens and garages, complemented by a thoughtfully designed communal parkland area to the front, positioning the homes slightly elevated to maximise the surrounding countryside views.

This site is being offered without full planning permission. However the pre-application letter from Sevenoaks Council is very positive and available to any interested parties.

SITUATION

The site is set in the heart of Sevenoaks Weald which has a local community run general store with a cafe, pub and restaurant. Sevenoaks (3 miles) offers a wide range of shops, restaurants, pubs, banks and other facilities.

There is a primary school in Weald village and Sevenoaks offers a wide selection of well-regarded schools in both the public and private sectors including the renowned Sevenoaks School, Walthamstow Hall, Trinity and Knole Academy, the new Weald of Kent Grammar and Tunbridge Wells Boys Grammar annexes to name but a few. The Grammar Schools at Tonbridge and Tunbridge Wells are also accessible via bus, as is Tonbridge School.



The M25 is easily accessible just north of Sevenoaks giving access to London, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

Hildenborough rail station (about 3.5 miles) and Sevenoaks main line station (about 3.6 miles) serves London Charing Cross and Cannon Street with fast and frequent services (London Bridge and Waterloo from 22 minutes).

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From our office on Sevenoaks High Street, head south and after 0.3 miles (2nd turning) turn right into Weald Road. Continue down Hubbards Hill towards the village of Weald, at the church take the right fork onto Church Road. At the T-junction in the village turn right and then immediately right onto Wickhurst Road. Vanhalla can be found on the right hand side after the school tennis courts.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.





PROPERTY INFORMATION

- Services: Mains water, electricity. Private drainage and oil available (not currently in use)
- Local Authority: Sevenoaks District Council
- All measurements are approximate

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

PROPOSED SITE DEVELOPMENT

NOTES:

Plot Boundary

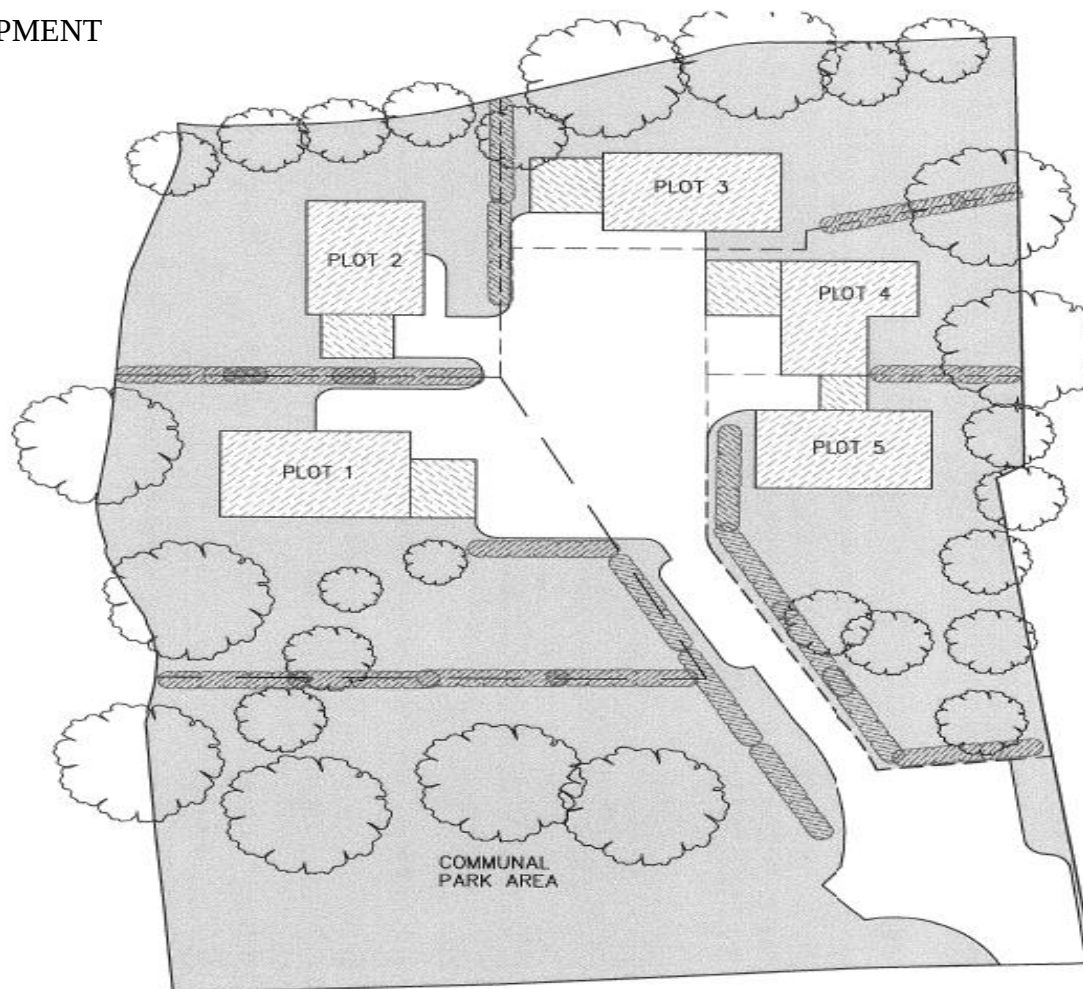
Plot 1:
House: 242m² 2600ft²
Land: 0.40acre

Plot 2:
House: 172m² 1850ft²
Land: 0.26acre

Plot 3:
House: 172m² 1850ft²
Land: 0.26acre

Plot 4:
House: 156m² 1700ft²
Land: 0.14acre

Plot 5:
House: 176m² 1900ft²
Land: 0.30acre



SEVENOAKS

01732 740600

sevenoaks@jackson-stops.co.uk
jackson-stops.co.uk

onTheMarket.com

rightmove

Zoopla



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910