

Former Halls Green Centre

Hale Oak Road | Sevenoaks Weald | Kent | TN14 6NQ



For Sale Freehold by Informal Tender as a whole or in as two lots.

An outstanding residential development opportunity with planning permission for 6 detached dwellings



- An outstanding residential development opportunity in a superb rural but very accessible location within the affluent Kent Commuter Belt close to Sevenoaks.
- Full planning permission granted for five 3 and 4 bedroom detached dwellings (new build) together with the refurbishment of an existing Grade II Listed 5 bedroom farmhouse.
- Total approximate site area: 28.25 acres (11.43 hectares).
- Approximate permitted Gross Internal Areas:
13,664 sqft/1,269 sqm (excluding garaging/ancillary accommodation).
14,843 sqft/1,379 sqm (including garaging/ancillary accommodation).



Location

The property is rurally situated within 2 miles of the village of Sevenoaks Weald with its village green, community shop and primary school and approximately 5 miles to the south of Sevenoaks.

In addition to its fine rural setting with its far-reaching views and direct footpath access to the Kent countryside, the property is particularly well connected, being within easy reach of Sevenoaks as well as Tonbridge, (8 miles) Edenbridge (7 miles) and Tunbridge Wells (14 miles). It is linked via the nearby A21 (Weald Junction) to the M25, M26, M20 and thereafter motorway access to Gatwick and Heathrow Airports, the Channel Tunnel and Eurostar services to the continent.

There are regular and fast commuter train services into London (Cannon Street, London Bridge, London Waterloo East and Charing Cross) from Hildenborough and Sevenoaks.

Sevenoaks provides a comprehensive selection of shops, bars, restaurants and leisure facilities including the Stag Theatre. The area is well known for its excellent schools, particularly Tonbridge and Sevenoaks schools together with several local and academically acclaimed grammar schools.

Site Description

The Halls Green Centre had, for many years, been used as a residential outdoor activity and educational centre having originally being an agricultural small holding. Over time with a change of use, buildings have been extended or converted and with the addition of a covered swimming pool and several dormitory blocks constructed in a distinctive ark style and of non-conventional construction. Of note is the attractive Listed period farmhouse

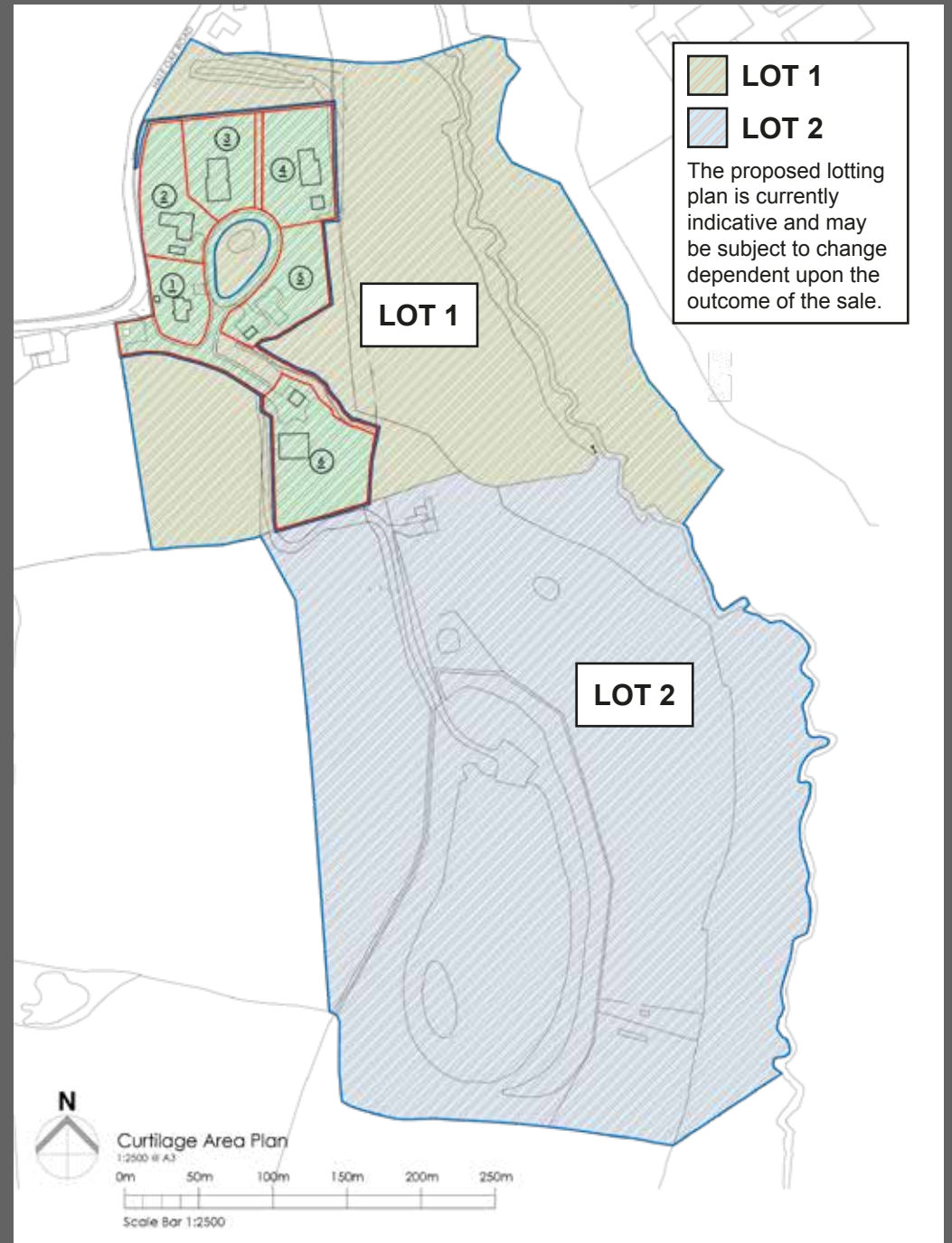
which will require complete modernisation and refurbishment, but which still retains many of its original features.

In its entirety, the site extends to approximately 28.25 acres (11.43 hectares) with the land comprising mature woodland, open grassland and an attractive man-made 2 acre lake constructed, we understand in 2003. With the exception of Plot 6 that aspects south, the proposed houses will enjoy uninterrupted and long aspects northwards towards Riverhill and Sevenoaks. The property's rural setting permits direct access to a local network of footpaths and bridleways. There is a public footpath that crosses part of the site.

Part of the site is laid to hard standing with surface car parking and there is a public footpath that runs across part of the site.



Lotting Plan



Lotting

This opportunity is being offered for sale as whole or in separate lots as follows:

Lot 1

Comprising all that land that forms part of the development curtilage as permitted under the planning permission and comprising the farmhouse, existing buildings, grounds and woodland. For the avoidance of doubt this will include enough land to enable the full implementation of the scheme.



Lot 2

Comprising the balance of the land and to include pasture, woodland, the lake and to include any pre-existing buildings. This parcel will be granted the necessary rights of access and servicing.



Whilst there have been no discussions with the Local Planning Authority It is considered that there may be some potential for a limited redevelopment under Paragraph 79 of the National Planning Policy Framework. Possibilities might include a single eco-friendly lakeside dwelling set in its own private acreage but in any event prospective are strongly advised to make their own enquiries with the Local Planning Authority in this regard as no warranties can be made in this regard.

Approved Planning Layout



Planning

The Local Planning Authority is Sevenoaks District Council. The Property is identified as being within the Kent Downs Area of Outstanding Natural Beauty. The Property has a long planning history, the majority of which relates to its previous institutional use (DI/C2) including also the unconfirmed implementation of a previous consent that permits a new building (ancillary to its previous use) that was to be constructed and located immediately to the right as one enters the property from the public highway.

The relevant (residential) planning permission was granted subject to certain conditions on the 28th February 2019 (application 18/03418/FUL) and which permitted:

“Demolition of buildings on the site to redevelop the site to provide 6 residential units (Use Class C3) within 5 new detached residential units and a retained, refurbished and converted Grade II listed building with associated landscaping works”.

This permission is subject to the payment of the Community Infrastructure Levy (CIL) although it is not subject to a Section 106 legal agreement or unilateral undertaking. The vendors are currently investigating the potential mitigation of the CIL liability. Further details of which can be obtained from the joint agents.

Listed Building consent for the farmhouse was granted on the 9/05/2017 (16/03319/LBCALT).

Proposed Development

The proposed development comprises the refurbishment and remodelling of the existing farmhouse together with the development of five 3 and 4 bedroom detached houses with gardens and garaging. All the houses are for private sale.

Plot	Conversion/ New build	Type	Bedrooms	Approximate GIA (excludes garage and store)	Garage
1	Conversion	Detached	5	1,603 sq ft	None
2	New Build	Detached	4	2,276 sq ft	Separate
3	New Build	Bungalow	3	1,723 sq ft	Integral
4	New Build	Detached	4	2,675 sq ft	Separate
5	New Build	Detached	3	2,360 sq ft	Separate
6	New Build	Detached	4	3,027 sq ft	Separate



Not to scale. For identification purposes only.



Overage

The property has planning permission for five new build and refurbishment of the existing farm house. In the event that further planning consents are approved the vendor will seek overage way of a formula to be agreed between the parties.

Tenure

The property is to be sold freehold with full vacant possession but subject to any existing third-party rights or easements that might exist.

EPC

The former Farm house being Listed is EPC exempt and the remaining buildings have planning to be demolished and also exempt.

Services

The site is served by mains electricity and water with an existing private sewerage system. Purchasers are advised to make enquiries as to the availability and capacity of the services that will be required to undertake and implement the development as no warranty is given as to their adequacy.

VAT

VAT will not be payable in the event of a sale.

Additional Information

A comprehensive data room providing plans and other planning information including specialist reports as well as title information and guidance has been put together and can be accessed via a dedicated password protected microsite (details on request from the Joint Agent).

Method of sale

The property is to be sold by way of an informal tender with a tender date to be advised by the Joint Agents. Further purchaser guidance and a bid protocol will be included within the dedicated microsite. Given the charitable status of the vendors will be seeking to purchasers are to include a clawback mechanism should the site be traded prior to development as well as planning overage.

Postcode

TN14 6NQ

Viewings and further information requests

Viewings must be arranged through the joint agents Peter Bowden at p.bowden@rpcland.co.uk/01732 363633 or Hugo Stuttaford at land@trilogy.uk.com/07496 997606 who can also supply further information.



Agent Details



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