



Land at West Kingsdown, Kent

Land at West Kingsdown, Kent TN15 6JP

Two good sized arable fields straddling the M20 with possible long term strategic potential

Sevenoaks 8.5 miles, Dartford 9.8 miles,
City of London 24 miles

About 107.43 acres (43.48 ha) in total

For sale as a whole or in up to two lots

Situation

The Land at West Kingsdown is situated in an accessible position on either side of the M20 just to the east of West Kingsdown. The village of approx. 6,000 residents lies within the Sevenoaks district of Kent; it is spread out along the A20 and is known for the location of Brands Hatch motor racing circuit and the London Golf Club.

The land is within easy reach of Central London lying between the towns of Sevenoaks and Dartford both of which provide a full range of amenities and transport links.

As a result of the land's location, outside the Kent Downs Area of Outstanding Natural Beauty, bordering the motorway and the edge of West Kingsdown village, enquiries have been made in the past to assess the land's suitability for

development into a range of uses, including as a motorway service station. All prospective buyers should carry out their own due diligence to satisfy their opinion of the site's development prospects.

Although there is currently no direct road access to Lot 1 from Crowhurst Lane, the two blocks are conveniently linked via a bridge over the M20.

The Land

Currently, the land is predominantly in arable production with both fields being surrounded by small parcels of woodland. The arable land is farmed by a local farmer on behalf of the owner, and is classified as grade 3 land on the Agricultural Land Classification.

Lot 1 – Land off Fawkham Road

About 62.23 acres (25.19 ha)

This land lies to the west of the M20, on the eastern edge of West Kingsdown. It is accessed on its western boundary off Fawkham Road.

The land is mostly arable with some woodland, of which about 5.26 acres is classified as ancient woodland.

Lot 2 – Land off Crowhurst Lane

45.20 acres 18.29 ha

This land lies to the east of the M20 and is accessed on its southern boundary off Crowhurst Lane. There are some small parcels of woodland, about 0.71 acres of which is classified as ancient woodland.

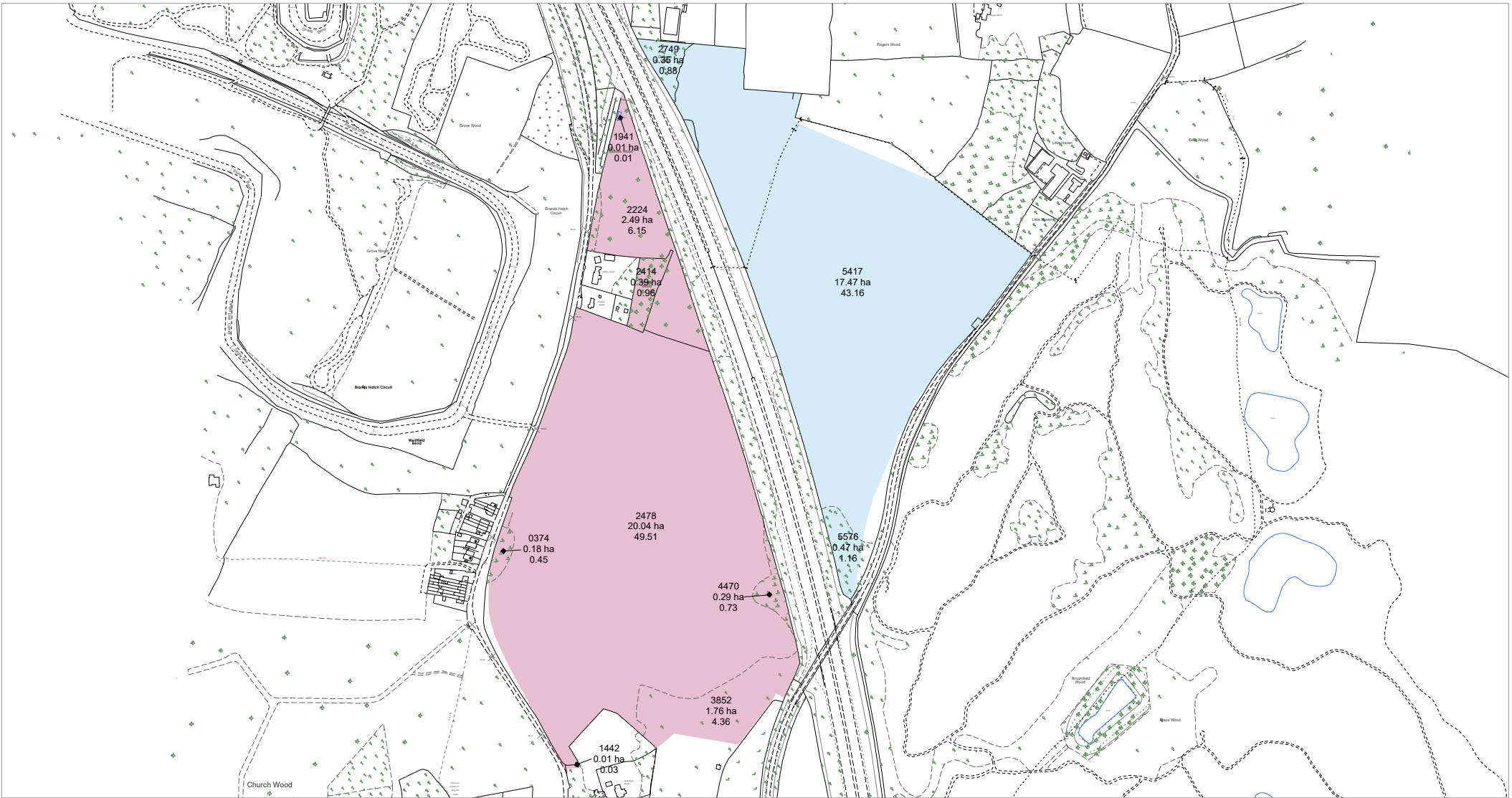


Lot 1



Lot 2





Land at West Kingsdown



Lot Key

- 1 Lot 1 (25.19 ha / 62.23 ac)
- 2 Lot 2 (18.29 ha / 45.20 ac)

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General

Method of sale: Land West Kingsdown is offered for sale as a whole, or in up to two lots by private treaty. The land is sold with vacant possession subject to the current informal farming arrangement which is due to expire after harvest 2021.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Basic Payment: The entitlements to the Basic Payment are included in the sale. In the event that the property is sold in lots the entitlements will be included with the eligible land on a pro rata basis at the discretion of the vendor (or their representatives).

National Estates & Farm Agency

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55 offices across England and Scotland,
including Prime Central London

The vendor has submitted a claim for the current scheme year and will retain the payment for this scheme year in its entirety. The vendor will use reasonable endeavours to transfer the entitlements to the purchaser as soon after completion as the transfer rules allow.

Holdover: Subject to timing, holdover may be reserved by the Vendor to permit the harvesting of all growing crops.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local authority: Sevenoaks District Council (01732 227000); Kent County Council (03000 414141).

VAT: The Land at West Kingsdown has been opted to tax and therefore VAT will be payable in addition to the sale price.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Solicitors: Martin Tolhurst, 7 Wrotham Road, Gravesend, Kent, DA11 0PD. For the attention of Simon Franklin.

IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2021. Particulars prepared March 2021. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



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Directions

Follow the A20 south into West Kingsdown take the left turn onto Fawkham Road. The entrance to Lot 1 will be found on your right hand side. what3words: ///wiser.delay.bets

Follow the A20 south into West Kingsdown, veer left onto Forge Lane and then turn left onto Crowhurst Lane. Cross over the M20 and the entrance to Lot 2 will be found on your left hand side. what3words: ///sunset.plot.memory

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker on 07884 866275 or 07469 154771.