



barnard marcus

Orchard Road, Otford Sevenoaks TN14 5LG

welcome to
Orchard Road, Otford Sevenoaks

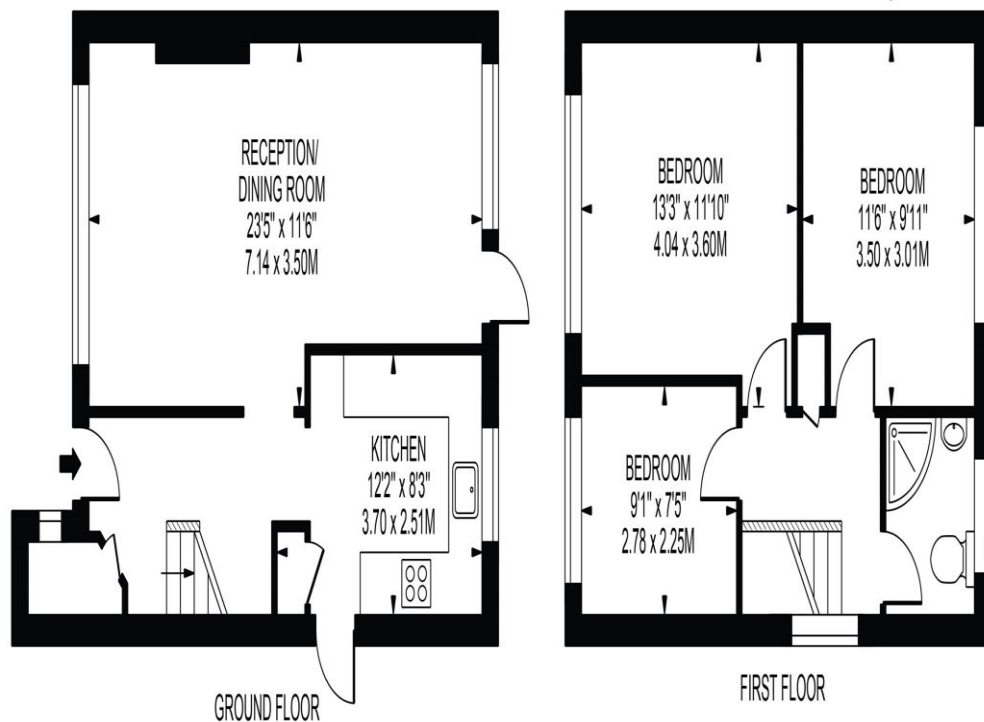
This property offers a fantastic opportunity for both first-time project developers and seasoned investors. It includes a detached three-bedroom home, accompanied by a substantial plot of land to the rear and side, providing potential for building a separate dwelling, subject to planning consent. The main house features a spacious through-lounge reception room, a modern kitchen, and a contemporary shower room, making it ideal for comfortable living. Additional benefits include a private rear and side garden, perfect for outdoor activities, and a large driveway at the front that accommodates ample parking space. Whether you're looking to embark on your first project or expand your portfolio, this property offers significant potential for development and investment.

The property is located in the popular Otford village, where there are local facilities including a baker, butchers and four public houses. Sainsburys Superstore is about 1.3 miles away. The property is conveniently located for Otford Station which provides direct access to London Victoria and London Blackfriars. There are a number of primary schools, grammar schools and private schools locally such as Otford, Kemsing, Chevening St Botolphs, Weald of Kent Girls Grammar, Tunbridge Wells Boys Grammar, Knole Academy, St Michaels and Russell House Preparatory Schools in Otford. The property is easily accessible for the M25 and M26.



ORCHARDS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 849 SQ FT - 78.87 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and

terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Great Land Opportunity
- Three Bedroom Detached House

Tenure: Freehold EPC Rating: D

guide price

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SAN107131 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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