



LAND ADJACENT TO THE A21, RIVERHILL
SEVENOAKS | KENT | TN15 0RS

Price on Application



**Lambert
& Foster**

DESCRIPTION

An opportunity to acquire a strategic parcel of land extending to 11.31 acres (4.58 hectares), located adjacent to the busy A21 by the Morley's Interchange, near the town of Sevenoaks.

The land does not benefit from planning permission and is currently in agricultural use, but is considered to have potential for a number of alternative roadside uses such as an EV Charging Station or Petrol Station, subject to obtaining the necessary planning consents.

METHOD OF SALE

The land is offered for sale on a freehold or long-term leasehold basis.

DIRECTIONS

From the Morley's Interchange, take the Sevenoaks exit and head north along Riverhill for 0.2 miles, the gated entrance to the land will be on the left-hand side.

WHAT3WORDS

Using the free what3words app, the entrance to the land can be located at [pace.boost.paths](https://www.what3words.com/pace.boost.paths)

LOCAL AUTHORITY:

Sevenoaks District Council (01732 227000).

VIEWING

Strictly by prior arrangement with the sole selling agents, please contact Tim Duncan or Will Jex on 01892 832325 (Option 3).

will.jex@lambertandfoster.co.uk

tim.duncan@lambertandfoster.co.uk



MONEY LAUNDERING

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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