



LAND AT UNDERRIVER HOUSE ROAD
UNDERRIVER | SEVENOAKS | KENT | TN15 0RY
Guide Price £155,000



**Lambert
& Foster**

LAND AT UNDERRIVER HOUSE ROAD, UNDERRIVER, SEVENOAKS, KENT TN15 0RY

An attractive block of gently sloping pasture with panoramic countryside views and road frontage, extending in all to some 5.52 acres (2.23 Hectares) in the village of Underriver, Kent.

SEVENOAKS 4.1 MILES | TONBRIDGE 5.6 MILES | A21 MORLEY ROUNDABOUT 2.1 MILES



DESCRIPTION

A conveniently located block of southerly sloping pasture seeded to wildflowers, and split into 3 separate paddocks by way of post and rail fencing. The land extends in all to some 5.52 acres (2.23 Hectares) and has superb views over the surrounding countryside. The land is ring fenced with stock proof netting, and there is an established access via a private gateway off Underriver House Road.

DESCRIPTION

The property is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

*AGENTS NOTE

The sale plan shows an area of land hatched blue, extending to 1.39 acres (0.56 Hectares), which form four separate HM Land Registry Titles and are not included in the sale. We are told by the vendor that these titles do not benefit from access rights through the land being sold, and that for the duration of their ownership, nobody has ever visited the four plots.

The four HM Land Registry Title numbers are; TT88990 TT88991, TT88992, and TT88994.

The acreage of these plots has **NOT** been included in the acreage of land offered for sale.



MONEY LAUNDERING REGULATIONS

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.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

SITUATION

The land is located in the sought after village of Underriver, some 4.1 miles to the southeast of Sevenoaks and 5.6 miles northwest of Tonbridge, both of which have a full range of amenities. The land has good transport connections, close to the A21 with onward connections to the M25. The nearest mainline station is located at Sevenoaks, with direct trains to London stations in 33 minutes.

WHAT3WORDS

Using the What3Words app, the gated entrance to the land from Underriver House Road is located at [///impact.grades.glee](https://www.what3words.com/impact/grades/glee)

OVERAGE

The vendors will retain an Overage on the land reserving 30% of any increase in value in the event that planning permission for any non-agricultural or non-equestrian use is granted on the land within a 30 year period from completion. Please contact the agents for further information.

PLANNING

The land is located within Sevenoaks Borough Council (Tel: 01732 227000). Details of the planning history for the land can be found using the following link: <https://pa.sevenoaks.gov.uk/onlineapplications/propertyDetails.do?activeTab=summary&keyVal=OTAOO0BK05S02>

DIRECTIONS

The nearest postcode to the land is TN15 0RY. From the A21 Morleys Roundabout, head north along Riverhill for 0.7 miles, before turning sharply right onto St Julian Road. Continue along this road for 1.1 miles, before turning right onto Fawke Wood Road. After 0.4 miles, turn right at the T junction and follow Carter's Hill for 0.7 miles, then turning left onto Underriver House Road. After 0.1 miles, the land is located on the left-hand side.

GENERAL

Tenure: Freehold with vacant possession

Services: The land is not connected to any mains services.

VIEWING

At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex for more information.



**Lambert
& Foster**



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