



FORMER  
**OASIS**  
ACADEMY

HEXTABLE, KENT, BR8



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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.



THE FORMER OASIS ACADEMY LOOKING SOUTH WEST

Boundary line for indicative purposes only



## EXECUTIVE SUMMARY

- A rare opportunity to deliver a major development site extending to approximately 37 acres (15.4 hectares) within the district of Sevenoaks.
- The site comprises the Former Oasis Academy School and 17.5 acres of former playing fields, together with areas of mature landscaping and woodland.
- The 7.5-acre brownfield school site (Parcel 1) is allocated by Sevenoaks District Council as suitable for up to 178 residential dwellings.
- The adjoining playing fields (Parcel 4) also benefit from positive Regulation 18 support and present a credible basis for arguing grey belt release, offering further potential significant housing delivery, subject to planning.
- Located within Hextable, less than two miles from Swanley Station, the site benefits from excellent connectivity.
- The combination of scale, accessibility and planning potential positions the property as an exciting residential development opportunity in the Sevenoaks district.



Parcel 3: The Avenue of Limes



Parcel 1: The School Site and Parcel 1A: The Howard Venue/South East Dance  
Boundary lines for indicative purposes only

## THE SITE

- The site extends to around 37 acres (15.4 hectares) and forms a broad, cohesive parcel of land in the heart of an established residential area. The site is framed by College Road to the north, New Barn Road to the south and Egerton Avenue to the east.
- The site formerly accommodated the Oasis Academy School, which closed in 2016. The main school buildings, extending to c.7.5 acres, are now vacant and allocated by Sevenoaks District Council as suitable for residential redevelopment (Parcel 1).
- Adjacent to this area sits The Howard Venue/South East Dance, an established community facility that will be retained by KCC, benefitting from dedicated access and parking arrangements while complementing the setting of the wider development (Parcel 1a).
- To the west lies the former playing fields, a further 17.5 acres that offer the potential to deliver new housing alongside enhanced open space and green infrastructure, supported by a positive Regulation 18 submission (Parcel 4).
- The wider holding also includes areas of mature landscaping, notably the Avenue of Limes (Parcel 3) and a 7.5-acre area of scrub and woodland, which provides an attractive natural buffer and opportunities for biodiversity net gain (Parcel 2).
- Together, the brownfield core, open land and established landscape features present an opportunity to create a landscape-led redevelopment opportunity of significant scale.



Parcel 4: Former Playing Fields





## LOCATION

Located within the district of Sevenoaks, the site sits within the well-connected area of Hextable, a popular residential community in North West Kent. The surrounding area combines open green space, established housing and convenient access to nearby towns and amenities.

At the heart of the village and within short walking distance of the site lies Hextable Park, offering a wildlife area, walking routes and a playground.

Less than two miles to the south of the site (8-minute drive), Swanley town centre provides a comprehensive range of everyday amenities including shops, cafés, supermarkets and leisure facilities. Swanley Park (3-minute drive) is a focal point for the wider community, featuring lakes, play areas and open parkland, while the town continues to benefit from ongoing investment and regeneration.

The wider area is well served by local schools and has access to a range of secondary, grammar and independent options across Dartford, Bexley and Sevenoaks, reflecting the strong educational provision in the district.

With its green space, good connectivity and varied local amenities, Hextable offers an appealing setting for families and commuters seeking village living, with easy links to surrounding towns and London.



Swanley Town Centre



Swanley Park



White Oak Leisure Centre

Swanley Park

Swanley Beefeater

## TRANSPORT AND CONNECTIVITY

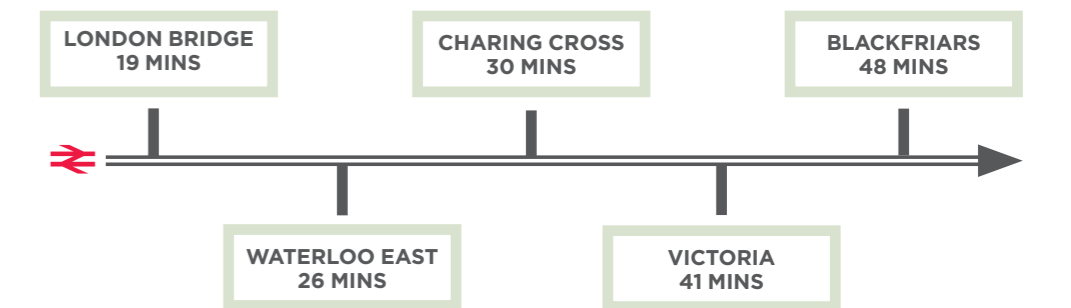
**Hextable benefits from strong road and rail links, providing convenient access to London, Kent and the wider South East.**

**Rail:** Swanley Station, located approximately 1.7 miles from the site, provides regular services to London Bridge in around 19 minutes and Charing Cross in 30 minutes, with onward connections across London and the South East. Additional rail options are available from Farningham Road (3.2 miles) and Bexley (3.5 miles).

**Road:** The site is well connected to the regional road network via the A20, linking directly to Junction 3 of the M25, and providing swift access to Central London, Dartford, Bromley and Maidstone. The nearby A2 and A21 also offer efficient routes to the wider South East and coastal destinations.

**Bus:** A network of local bus services connects Hextable with Swanley, Dartford and neighbouring villages, providing convenient access to local amenities, schools and railway stations.

**Airport:** Gatwick Airport can be reached by car in around 30 minutes, or in under an hour by train. London City Airport is around 32 minutes away by car, with Heathrow Airport approximately one hour's drive from the site.





## PARCEL 1: THE SCHOOL SITE

### DESCRIPTION

The former school site extends to approximately 7.5 acres of previously developed brownfield land, comprising redundant school buildings and associated hardstanding. The parcel forms a clear, contained and deliverable redevelopment opportunity within an established residential area, benefiting from existing access and a strong contextual fit with surrounding housing.

### PLANNING OVERVIEW

The former school site is allocated for 178 residential units within the emerging Sevenoaks Local Plan, providing a defined and supported basis for redevelopment.

A recent Regulation 18 consultation confirms continued support for the site's allocation and recognises its important contribution to meeting local housing needs. It also identified that, when planned together with the adjoining former playing fields (Parcel 4), the two parcels form a logical, efficient and coherent development area capable of helping to address the district's significant housing shortfall.

### PROPOSED DEVELOPMENT

Feasibility work undertaken in 2016 by Bond Bryan Architects explored a series of redevelopment options for the former school site, demonstrating flexibility in layout, density and housing mix.

The study confirmed that the parcel can accommodate new housing, with concepts testing a mix of densities, multiple access points and strong integration with surrounding residential streets.

The feasibility study indicates that the site's most realistic development capacity is approximately 83 residential units, comprising a well-balanced mix of houses and apartments. However, due to the sites allocation for 178 units, there is likely scope for greater units.

Across all scenarios, the development approach emphasised family housing, supported by high-quality green space and improved pedestrian connections.



Existing School Buildings



Existing School Buildings



## PARCEL 1: THE SCHOOL SITE AND PARCEL 1A: THE HOWARD VENUE/SOUTH EAST DANCE, LOOKING SOUTH WEST



PARCEL 1

PARCEL 1A



## PARCEL 1A: THE HOWARD VENUE/ SOUTH EAST DANCE

Parcel 1A contains The Howard Venue, an established and well-used performing arts and community facility located within the eastern part of the wider site. This parcel of land is listed as an Asset of Community Value.

This area will be excluded from the sale, with proposed parking for around 60 spaces and a shared access route to the venue. This arrangement provides continuity for its community role while ensuring the venue operates as a self-contained parcel, allowing a clear and well-designed development area across the remainder of the former school land.



The Howard Venue/South East Dance



Parcel 1A: The Howard Venue/South East Dance, looking south west (Boundary line for indicative purposes only)



## PARCEL 2: SCRUBLAND AND WOODLAND AREA

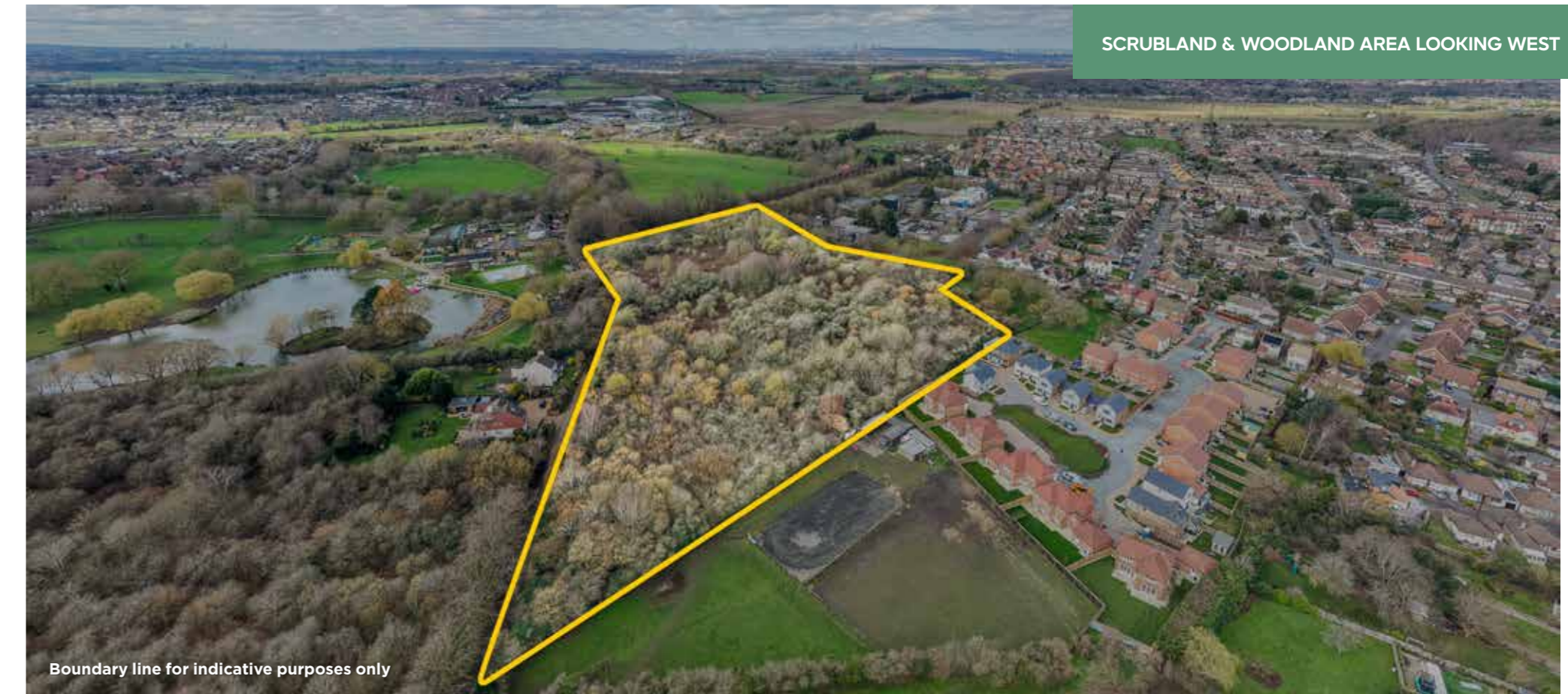
### DESCRIPTION

This 7.5 acre area comprises overgrown scrubland and woodland, formerly used as playing fields. The parcel forms a natural green buffer between the built school site and the surrounding landscape, with dense vegetation giving it an enclosed and visually continued character.

### PLANNING OVERVIEW

Given its ecological constraints, Parcel 2 is not considered suitable for development. Instead, it provides a valuable opportunity to accommodate on-site Biodiversity Net Gain for the wider scheme, supporting environmental engagement and helping ensure policy compliance.

This area also provides an opportunity to create new footpaths, allowing the space to be used by the public. The parcel's existing scrub and tree cover make it particularly well-placed to deliver these benefits in a way that complements development on the adjoining land.



Boundary line for indicative purposes only



## PARCEL 3: THE AVENUE OF LIMES

### DESCRIPTION

Parcel 3 comprises the Avenue of Limes, a historic, double-row avenue of lime trees forming a distinctive landscaping feature within the site. The trees are protected by Tree Preservation Orders, and a Public Right of Way runs along the central axis, creating an attractive pedestrian link between College Road and Swanley Park. This parcel of land has recently been designated as an Asset of Community of Value.

### PLANNING OVERVIEW

Due to its heritage value, TPO protection and Green Belt and Public Right of Way designation, the Avenue of Limes is not considered suitable for built development. Instead, it represents a significant landscape, ecological and placemaking asset, offering opportunities to enhance green infrastructure and reinforce the site's natural character as part of any future proposals.



THE AVENUE OF LIMES LOOKING SOUTH



Boundary line for indicative purposes only



## PARCEL 4: FORMER PLAYING FIELDS

### DESCRIPTION

The former playing fields extend to approximately 17.5 acres, forming a large, open parcel on the western side of the site. The land has been used for adhoc informal use following the school's closure in 2016 and now presents as a clear, undeveloped area. Signage has been erected to manage informal public access.

### PLANNING OVERVIEW

The parcel is being promoted through the emerging Sevenoaks Local Plan 2040, which sits within a new national policy framework that introduced the concept of 'Grey Belt' - allowing well-located Green Belt land to be released for housing where it no longer strongly fulfils Green Belt purposes. This provides a route for the former playing fields to be considered as part of a sustainable, policy-aligned growth strategy.

Sevenoaks faces acute and ongoing housing pressures, with a minimum need for 1,149 homes per year, a current land supply of only 2.41 years and a Housing Delivery Test performance of just 44%. These constraints reinforce the importance of identifying viable, well-connected locations at the edge of existing settlements to help meet district-wide needs.

Within this context, the Regulation 18 submission identifies clear potential for a sensitively designed scheme on the former playing fields, particularly when brought forward alongside Parcel 1. The submission notes that the north east corner is visually contained and relates well to existing development, supporting the introduction of new housing. Swanley Park also provides a strong existing buffer that helps maintain separation between settlements. This creates a compelling opportunity for Parcel 4 to form part of a wider, policy-aligned redevelopment strategy that helps meet Sevenoaks' urgent housing needs while delivering a well-designed and sustainable extension to the village.

### PROPOSED DEVELOPMENT

Initial planning advice indicated capacity for approximately 100 dwellings on the former playing fields. This is based on an assumed 50% net developable area and an average density of 30 dwellings per hectare, reflecting indicative site testing. These assumptions remain subject to further design development and confirmation of access arrangements but demonstrate strong development potential for this part of the site. Further information on this can be found in the data room.



FORMER PLAYING FIELDS LOOKING WEST



PARCEL 3

PARCEL 1

Boundary line for indicative purposes only



## MARKET COMMENTARY – SALES AND RENTAL

### SALES

Hextable and the surrounding area has a strong and stable residential catchment, with 11,851 households within 3km. The Mosaic profile reflects an established, financially comfortable community, with average household incomes ranging from £45,932 locally to over £70,000 in nearby neighbourhoods.

Recent sales evidence points to a broad and dependable buyer base. Since 2021, average prices within 3km have reached £449,807, with houses achieving around £673,392 and flats £253,187. New build houses continue to perform well, with newly built houses averaging £772,382.

More than half of all sales are above £300,000, and there is a consistent flow of transactions between £500,000 and £1 million, indicating steady demand across mid and higher price points.

### RENT

The local rental market is well balanced, with terraced and semi-detached homes forming much of the stock and helping to sustain steady, year-round demand. The area attracts a broad tenant base seeking good-quality suburban homes, supported by stable incomes and strong overall housing demand.

Supply remains relatively tight, which positions new, well-specified rental units favourably. Flats represent a smaller share of local stock, creating clear scope for modern layouts and energy-efficient homes that meet current tenant expectations.

Overall, the rental market around Hextable is resilient, undersupplied and backed by consistent demand. These conditions provide a positive environment for introducing thoughtfully designed new rental homes.



## ALTERNATE USE: AFFORDABLE HOUSING

The continued undersupply of affordable homes across London and the South East has intensified in the current economic climate, as elevated construction costs and higher borrowing rates have slowed private delivery. England requires around 145,000 new affordable homes per year, yet fewer than 50,000 are completed annually, leaving over 1.2 million households on waiting lists.

This supply imbalance has prompted institutional capital and for-profit registered providers (FPRPs) to expand rapidly into the sector, attracted by stable, inflation-linked returns and strong government support through the Affordable Homes Programme 2026–31.

The Former Oasis Academy site aligns strongly with this trend. Its brownfield status, established access and village-edge setting make it a credible location for affordable or mixed-tenure housing. With existing services and road connections already in place, development could be delivered efficiently, offering measurable community benefit within a highly constrained district.

A disposal or partnership structure with a registered provider could generate a secure return for the landowner while supporting Sevenoaks District Council's objective to increase affordable supply through sustainable brownfield regeneration.



Source: Knight Frank Research

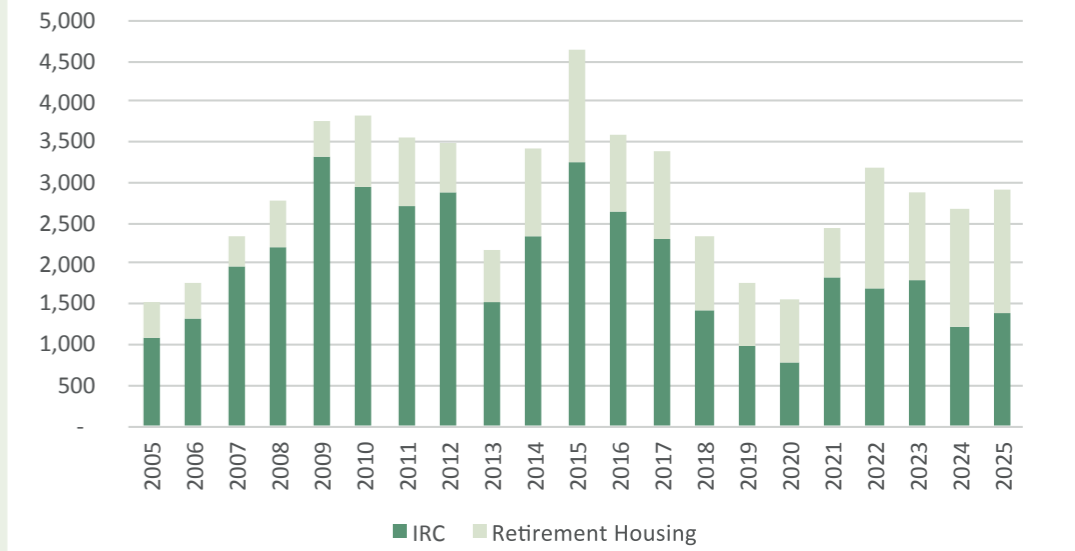
## ALTERNATE USE: SENIOR LIVING

The UK senior housing market continues to demonstrate resilience amid broader economic headwinds. The population aged 65 and over is projected to grow by 40% by 2043, yet fewer than 8,000 new retirement and extra-care units are delivered nationwide each year - a fraction of projected demand.

Institutional appetite for the sector has remained strong through 2024–25, driven by long-term income visibility and counter-cyclical performance. Investors and operators are increasingly targeting edge-of-London and South East locations, where access to open space and healthcare infrastructure combine with lower land costs.

The Oasis Academy site offers clear potential for a later-living or intergenerational scheme, benefiting from its landscaped setting, 38-acre scale and community context. The Avenue of Limes and surrounding parkland provide a natural backdrop for a wellbeing-led masterplan, combining independent-living apartments, communal amenities and landscaped open space.

In the current market, senior living represents one of the few sectors still attracting forward-funding and equity investment, offering both resilience and long-term value creation. A scheme here could diversify the district's housing offer, meet clear demographic demand and deliver a stable, income-generating alternative use for the site.



Source: Knight Frank Research



## FURTHER INFORMATION

### TENURE

The property is held freehold under title number K954816 and K954823. Copies of the Land Registry documents can be found in the data room.

### LOCAL AUTHORITY

Sevenoaks District Council

### INSPECTION

The property may be inspected by prior appointment through the vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

### METHOD OF SALE

The property is for sale by way of informal tender. Offers are invited for the freehold interest with a preference for unconditional bids.

### VAT

The site is not elected for VAT.

### OTHER INFORMATION

Please see the dedicated website for the following information:

- 📎 Bidding Guidelines
- 📎 Floor Plans
- 📎 Planning Documentation
- 📎 Site Plan
- 📎 Title Documentation
- 📎 Ground Condition Survey

### DATA ROOM

Please visit: [www.formeroasisacademyhextable.co.uk](http://www.formeroasisacademyhextable.co.uk)

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