



National  
Trust

London & Southeast

# To let

Oldbury Campsite,  
Styants Bottom Road, Sevenoaks TN15 0ET



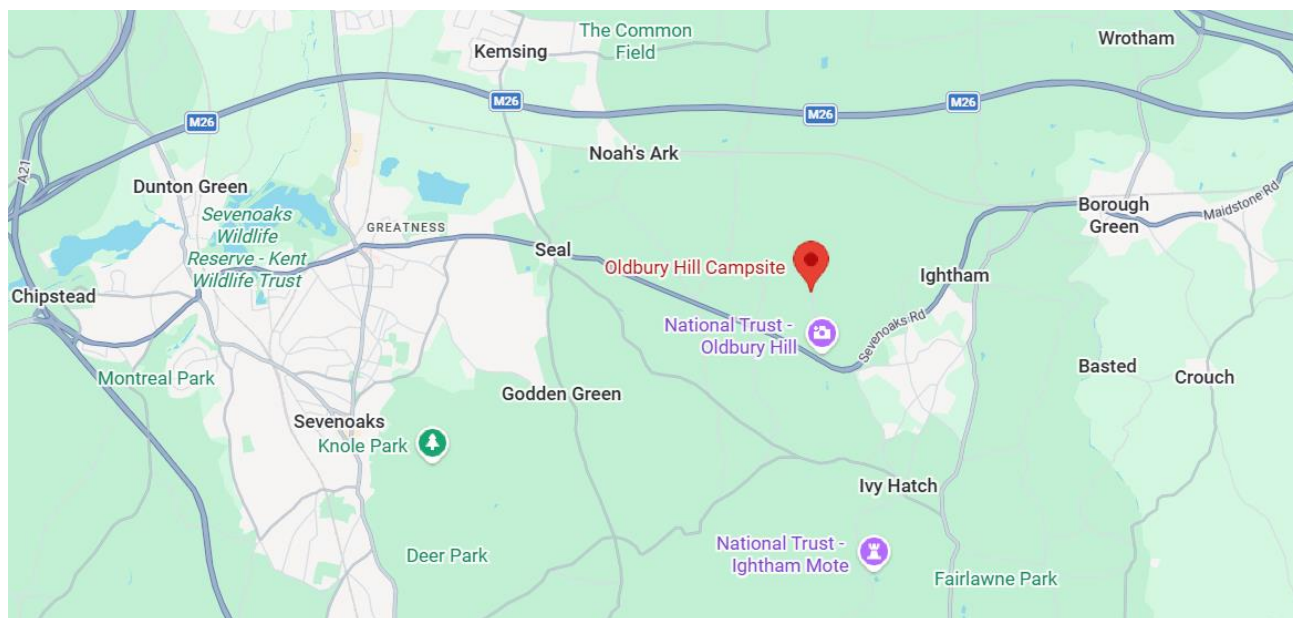
Exceptional opportunity to secure a fully equipped campsite in a highly desirable location. A well-established campsite, Oldbury is both accessible and tranquil - appealing to national and continental travellers, local tourists and diverse holidaymakers. Would suit experienced leisure operator/ boutique camping provider/ operator seeking to expand existing hospitality portfolio.





# The Location

Oldbury Campsite is less than 5 miles from Sevenoaks, Kent and approximately 2 miles from the National Trust's Ightham Mote Estate. Surrounded by woodland and positioned in the rural hamlet of Oldbury, it is tranquil, accessible and ideally situated for family holidays, walkers, cyclists and countryside visitors. Close to historic attractions and nature reserves - North Downs Way, Knole Park, Sevenoaks Wildlife Reserve, local vineyards, rural pubs and extensive local walking and cycling routes. Convenient access to Sevenoaks town (shopping, rail links, services). Fast connections to the M25, M20 and A25 Railway stations: Sevenoaks (2-3 miles), Otford (2-3 miles), Bat & Ball (3-4 miles), Hildenborough (5-6 miles) Access to south and east coast ferries at Dover, Newhaven, Portsmouth, Poole and Harwich.



## Directions

### From Sevenoaks:

Oldbury Hill Campsite, Styants Bottom Rd, Seal Chart, Sevenoaks TN15 0ET

Take B2019 to Seal Rd/A25. Turn right onto Seal Rd/A25. Follow Styants Bottom Rd to your destination in Seal Chart

For users of satellite navigation, please use the postcode TN15 0ET.

### The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

# The Property

This is an opportunity to secure a fully equipped campsite in a highly desirable location. The business is a thriving, long-established camping destination and would suit leisure operators, boutique camping providers, or those seeking to expand an existing hospitality portfolio and looking for an opportunity to manage a thriving year-round rural tourism destination.

Nestled within the tranquil Kent countryside, Oldbury offers a rare opportunity to let a well-appointed, ready-to-operate outdoor accommodation site in the sought-after Sevenoaks area.

Excellent access, with on-site vehicle turning and parking

Recently refurbished

Designed for ease of management and guest comfort

Ideal base for visitors exploring the North Downs, local nature reserves, and the wider Kent countryside

Access to cross channel services on the south and east coast

Established pitches, serviced facilities, essential infrastructure

Tenant to meet all terms of existing caravan site licence

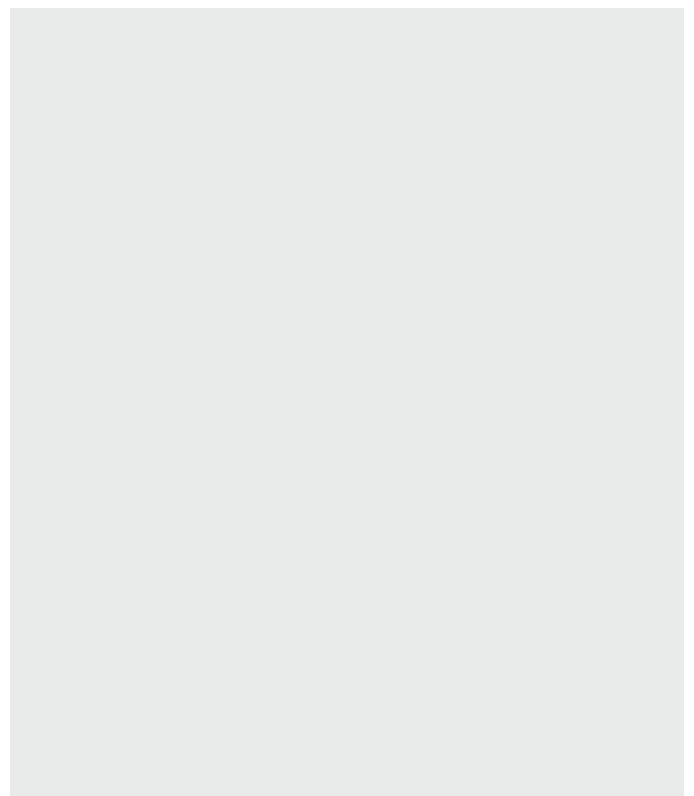
## **Outgoings and Services**

The property benefits from mains electricity and water. Private sewage treatment plant.

The tenant is responsible for all outgoing relating to the property.

## **Business Rates**

The tenant is responsible for business rates



# The Tenancy

The successful tenant will enter into a Commercial Tenancy with the National Trust (contracted out of the Landlord and Tenant '54 Act).

## **Term**

5 year commercial tenancy (minimum)

## **Rent**

Interested parties will be asked to include a rental figure with their application. Please note, the National Trust is not obligated to accept the highest rent. Each application will be assessed on its own merits.

## **Repairing and Insuring Responsibilities**

Full repairing and insuring lease

## **Sub Letting**

No subletting

# Viewings and Further Information

## **Viewings**

Viewings strictly by appointment only.

Our ideal tenant would align with National Trust values, run a sustainable business and would engage with the community.

Contact Kat Edridge

**[kat.edridge@nationaltrust.org.uk](mailto:kat.edridge@nationaltrust.org.uk)**

to request a tender  
and information pack or for more information.

## **GDPR**

Our full Privacy Policy can be found online at  
<https://www.nationaltrust.org.uk/features/privacy-policy>