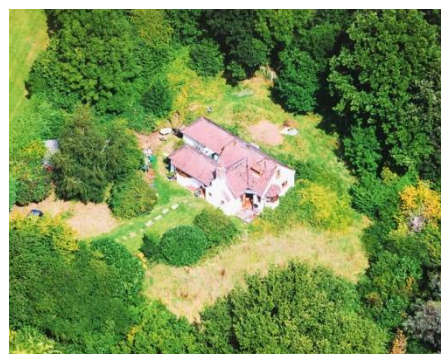


BADGERS MOUNT

BADGERS ROAD, SEVENOAKS, TN14 7AY

**RARELY AVAILABLE FREEHOLD DEVELOPMENT
OPPORTUNITY FOR SALE, STPP**



SITUATION:

The property is found within Green Belt on Badgers Road, approximately 400 meters from the (A224) Orpington By-Pass. The site is surrounded by mature trees and fields with only a small number of detached houses and bungalows nearby.

Badgers Mount has excellent road links being approximately 5 minutes' drive of junction 4 of the M25, connecting with the national motorway network. Orpington town centre is within a 10 minute drive, with Sevenoaks town centre approximately 17 minutes' drive. Gatwick airport is approximately 30 minutes drive (26.5 miles).

PLANNING:

Being found in Green Belt any redevelopment of the site will be subject to the regulations set out in "Sevenoaks Council: Development in the Green Belt" planning document, copy available on request.

It is understood that a development of 150% of the current footprint would be considered. However, interested parties should make their own enquiries of the planning department of Sevenoaks District Council on 01732 227000.

Measuring from plans, the current footprint is approximately 1,100 sq.ft. On the above basis a dwelling with a footprint of approx. 1,650 sq.ft on ground floor maybe allowed, stpp. The current dwelling includes a chalet style property, and development of the site could also provide accomodation at first floor level.

EPC:

An energy performance certificate is available on request.

TERMS:

The site is to be sold in its existing condition with full vacant possession.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

PRICE:

We are instructed to offer this FREEHOLD property at **£650,000 (SIX HUNDRED AND FIFTY THOUSAND POUNDS)**, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. Clarke & Crittenden is the trading name of Crittenden Commercial Limited. September 2017