



**THE BARONS**  
REDMANS LANE | SHOREHAM | KENT | TN14 7UB  
Guide Price £1,100,000



**Lambert  
& Foster**



For Sale on behalf of Executors

## THE BARONS, REDMANS LANE, SHOREHAM, KENT, TN14 7UB

For the first time on the market in over 50 years, this superbly located smallholding presents an excellent opportunity for improvement, with accommodation comprising a detached bungalow, an extensive range of farm buildings (21,000 sq ft) with potential (subject to planning) with pasture extending to some 14 acres (5.66 hectares).

ORPINGTON 4.4 MILES | EYNSFORD RAILWAY STATION 2.3 MILES | M25 (JUNCTION 4) 3 MILES



### SITUATION

Occupying a private, yet accessible position, The Barons presents a rare opportunity locally to purchase a significant unimproved farmstead with potential (subject to planning). The property is situated approximately 2 miles away from Shoreham, which offers a range of local amenities, with further facilities available in Orpington, approximately 4.4 miles distant.

The Barons offers good transport links, with Junction 4 of the M25 located just 3 miles from the property. The mainline station at Eynsford, a picturesque village set in the Darent Valley, provides fast access to London stations in just 30 minutes.

### ACCESS

Access is off Redmans Lane via a ¼ mile private driveway to the house and yard.

### DIRECTIONS

From Junction 4 of the M25, head west before taking the 4<sup>th</sup> exit at the Hewitts Roundabout. Proceed along Hewitts Road, which becomes Hollybush Lane, for 0.7 miles before turning right at the T-junction onto Jubilee Road. Follow Jubilee Road and merge onto Redmans Lane, continuing east for approximately 1.2 miles. The entrance to The Barons will be located on the left-hand side.









## DESCRIPTION

### *The Bungalow*

A compact 2 bedroom bungalow of approximately 1033 sq ft/96m<sup>2</sup> which is set back in a lovely private location close to the farm buildings at distance from the lane. The property is bordered by woodland to the north and east with agricultural land to the west and adjoins Redmans Lane to the south.

### *Farm Buildings*

The farm buildings are located in close proximity to the south and east of the bungalow, and have a combined footprint of approximately 1,962m<sup>2</sup> (21,111sq.ft). The main range is situated off the farm access track running from west to east towards the bungalow with the remaining buildings located to the south of the bungalow.

A detailed breakdown of the farm buildings at The Barons is included in the Data Pack which is available on request from the selling agents. The buildings include a traditional Dutch Barn, several pole barns, a concrete portal frame storage building, and timber sheds.

### *Farmland*

The farmland comprises a square parcel of pasture extending to some 11.96 acres/4.84 hectares to the south of the bungalow and farm buildings with long frontage to Redmans Lane. It is divided into 4 fields with smaller handling paddocks located closer to the buildings. It has a gentle south facing aspect down to the road. It is classified as Grade III on the DEFRA Agricultural Land Classification.

## SERVICES

The Bungalow is connected to mains electricity, mains water, oil fired central heating, and private drainage.

Some of the agricultural buildings are connected to mains electricity.

The land is connected to mains water via a trough in the field.









## METHOD OF SALE

The Barons is offered for sale by Private Treaty by Executors and the sale is subject to Grant of Probate which has been applied for. The selling agent may set a date for best and final offers and interested parties are advised to register their interest with the selling agent, in order to be kept updated on the sales process.

## TENURE

The property is offered Freehold, with vacant possession.

## BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency.

## DESIGNATIONS

The Barons is located within the Kent Downs Area of Outstanding Natural Beauty, and the Metropolitan Green Belt. It is also designated as an Archaeological Notification Area and Biodiversity Opportunity Area.

## WHAT3WORDS

Using the free What3Words App, the access to The Barons can be found at [librarian.farmer.tried](#).

## PUBLIC RIGHTS OF WAY

The Kent County Council Definitive Rights of Way Map shows a public right of way crossing the land, under reference 0228/SR1/1.

## LOCAL AUTHORITY

Sevenoaks District Council (Tel 01732 227000).

## VIEWING

Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Will Jex or Antonia Mattinson on 01892 832325 (please select Option 3 for farm and land sales).

## DATA PACK

A data pack containing floorplans, the EPC, and land plan is available on request from the selling agent.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quai easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

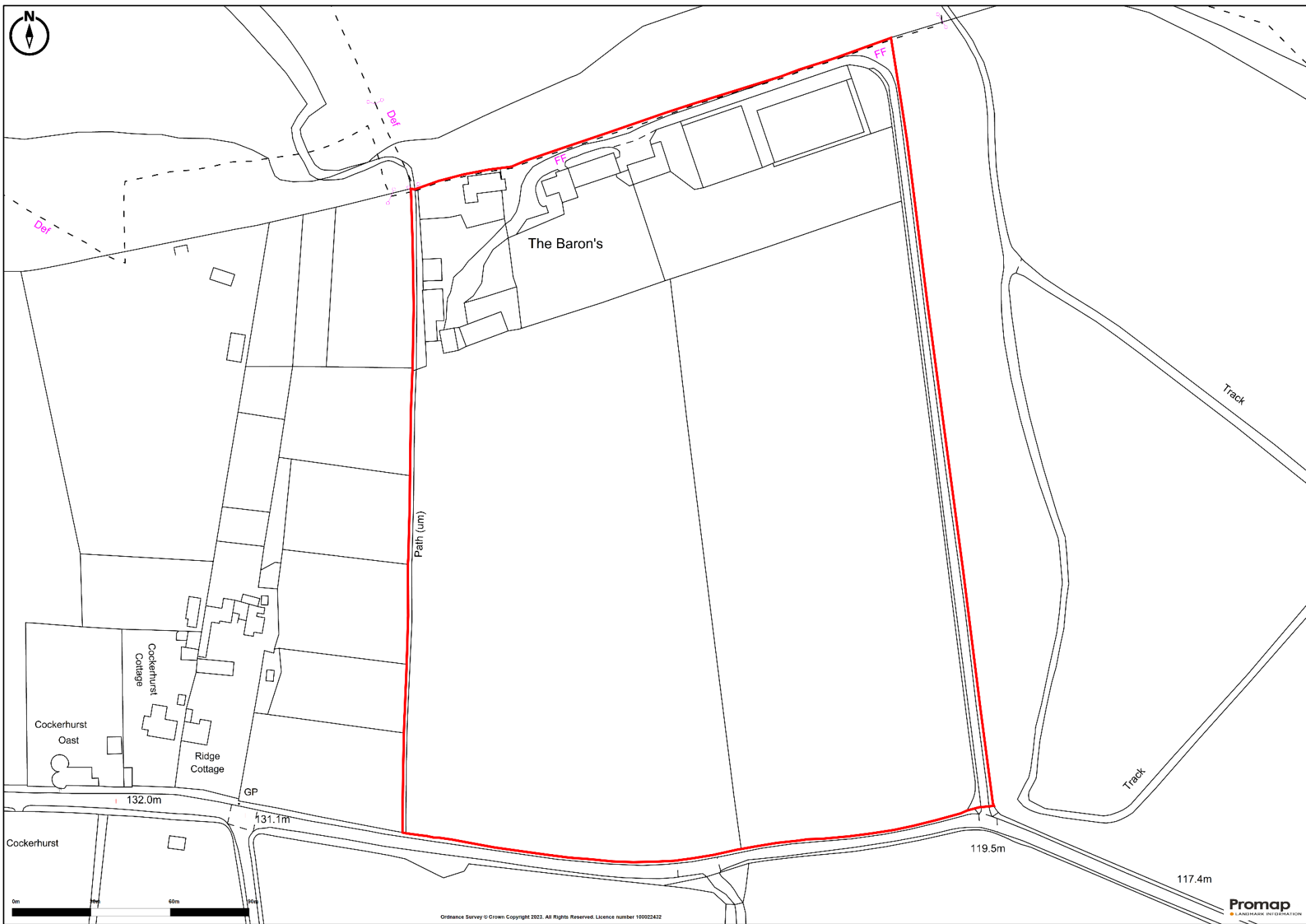
## PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

## ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti 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. Unfortunately, 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.







# Lambert & Foster



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