



125

— YEARS OF —

**Lambert
& Foster**



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



**Lambert
& Foster**

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

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.

For Sale by Informal Tender – Closing Date for Offers – Noon Wednesday 30th April 2025

GUIDE PRICE £120,000 FREEHOLD



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.

METHOD OF SALE

The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 30th April 2025 using the attached form. For any queries, please contact the selling agent.

*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.

LOCATION PLAN: For identification purposes only.



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.

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.

WHAT3WORDS: Using the What3Words app, the gated entrance to the land from Underriver House Road is located at [///impact.grades.ilee](https://www.what3words.com/impact.grades.ilee)

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 Sevenoaks Borough Council online planning portal at: www.sevenoaks.gov.uk

TENURE: Freehold with vacant possession.

SERVICES & UTILITIES: The land is not connected to any services. Applicants should rely on their own enquiries as to the availability of local services.

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

FLOOD & EROSION RISK: Property flood history: None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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.

MONEY LAUNDERING REGULATION: 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.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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