



125

— YEARS OF —

**Lambert
& Foster**



**THE BARONS, REDMANS LANE,
SEVENOAKS, KENT TN14 7UB**



**Lambert
& Foster**



SEVENOAKS 8.3 MILES | EYNSFORD RAILWAY STATION 2.3 MILES | M25 (JUNCTION 4) 3 MILES

THE BARONS, REDMANS LANE, SEVENOAKS, KENT TN14 7UB

An exciting opportunity to acquire a former farmstead site with full planning permission granted for 5 individual dwellings set in 14 acres of farmland. Strategically located within a mature accessible site in an area of Green Belt.

GUIDE PRICE £2,600,000 FREEHOLD



SITUATION

Occupying a private, yet accessible position, The Barons presents a rare opportunity locally to purchase a significant development site situated approximately 2 miles away from Shoreham, which offers a range of local amenities, with further facilities available in nearby Orpington and Sevenoaks. 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 Darenth Valley, provides fast access to London in just 30 minutes. There are a number of highly regarded state and private schools in the immediate area.

ACCESS

The site is accessed via an existing access point on the north side of Redmans Lane. An access track leads northwards from this point along the eastern boundary, before leading westwards to the other side of the site. The proposed development retains the existing access point and track leading northwards, before turning west into the proposed courtyard development area. The remaining section of track along the northern boundary will be removed and planted with mixed scrub and native trees.



PLANNING

Planning permission was granted by Sevenoaks District Council on 16th May 2025, (Reference 25/00517/FUL) for “Demolition of existing dwelling. Clearance of the site and erection of five dwellings.”

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

DATAPACK: A datapack is available on request from the selling agent.

DESCRIPTION

The proposed scheme allows for the development/replacement of a collection of agricultural buildings into five residential units, with potential to allocated paddock areas for the plots. Please see schedule of accommodation below.

UNIT	DESCRIPTION	GIA m ²	GIA ft ²
Unit 1	4 bedroom detached two storey dwelling with internal parking and landscaped garden. Plot 1 benefits from a lower ground floor basement with a gym, store and entertainment room.	324	3,488
Unit 2	3 bedroom detached single storey dwelling with parking and landscaped garden. Plot 2 benefits from a lower ground floor basement with a gym, and entertainment room.	190	2,045
Unit 3	5 bedroom detached two storey dwelling with parking and landscaped garden. Plot 3 benefits from a lower ground floor basement with a gym and entertainment room.	308	3,315
Unit 4	4 bedroom detached two storey dwelling with parking and landscaped garden.	189	2,034
Unit 5	4 bedroom detached two storey dwelling with parking and landscaped garden.	228	2,454

The house designs are all slightly varied based on typical barn style conversion. The total developable floor area of the five dwellings is in all 1,239 m sq / 13,336 sq ft.

UNIT 1



Four bedroom detached two storey dwelling with internal parking and landscaped garden. Plot 1 benefits from a lower ground floor basement with a gym, store and entertainment room.

Gross Internal Area = 324 sq m / 3,488 sq ft



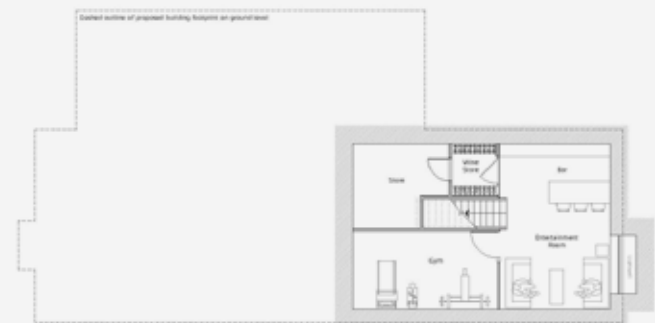
UNIT 1 - Floor plans



FIRST FLOOR



GROUND FLOOR



BASEMENT

UNIT 2



Three bedroom detached single storey dwelling with parking and landscaped garden. Plot 2 benefits from a lower ground floor basement with a gym, and entertainment room

Gross Internal Area = 190 sq m / 2,045 sq ft



Proposed Front (South) Elevation
1:100 @ A1



Proposed Side (West) Elevation
1:100 @ A1



Proposed Rear (North) Elevation
1:100 @ A1



Proposed Side (East) Elevation
1:100 @ A1

UNIT 2 - Floor plans



GROUND FLOOR



BASEMENT

UNIT 3



Five bedroom detached two storey dwelling with parking and landscaped garden. Plot 3 benefits from a lower ground floor basement with a gym and entertainment room.

Gross Internal Area = 308 sq m / 3,315 sq ft



Proposed Front (West) Elevation
1:100 (p. A1)



Proposed Side (North) Elevation
1:100 (p. A1)



Proposed Rear (East) Elevation
1:100 (p. A1)



Proposed Side (South) Elevation
1:100 (p. A1)

UNIT 3 - Floor plans



FIRST FLOOR



GROUND FLOOR



BASEMENT

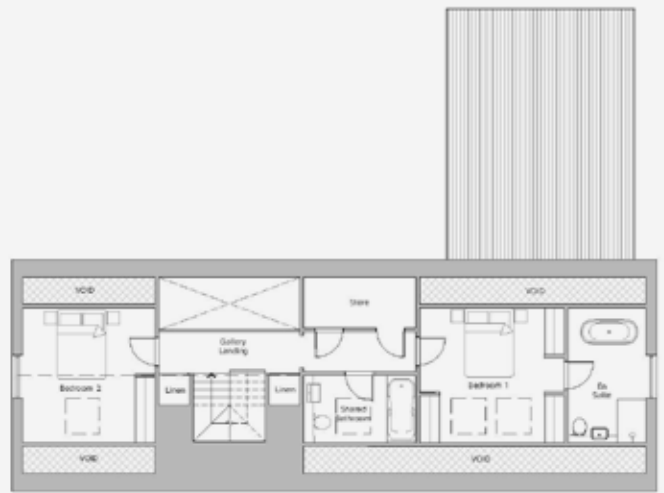
UNIT 4



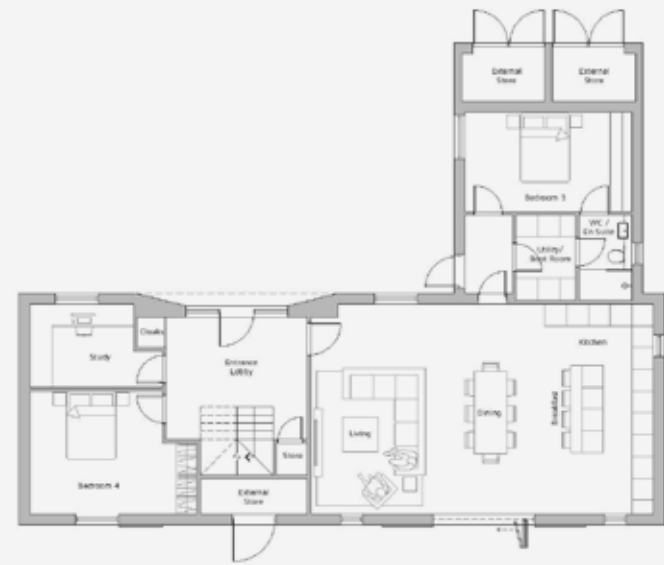
Four bedroom detached two storey dwelling with parking and landscaped garden.
Gross Internal Area = 189 sq m / 2,034 sq ft



UNIT 4 - Floor plans



FIRST FLOOR



GROUND FLOOR

UNIT 5



Four bedroom detached two storey dwelling with parking and landscaped garden.

Gross Internal Area = 228 sq m / 2,454 sq ft



Proposed Front (North) Elevation
1:100 (p. A)



Proposed Side (East) Elevation
1:100 (p. A)



Proposed Rear (South) Elevation
1:100 (p. A)

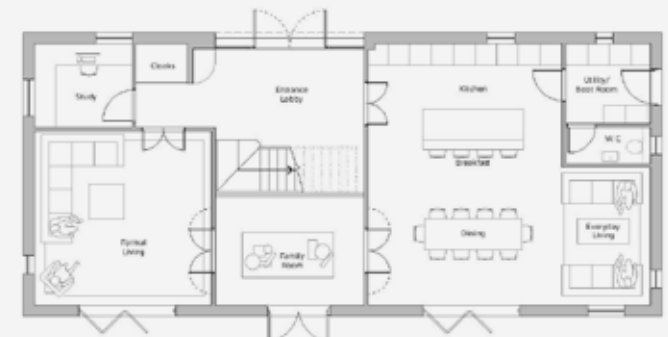


Proposed Side (West) Elevation
1:100 (p. A)

UNIT 5 - Floor plans



FIRST FLOOR



GROUND FLOOR

PUBLIC RIGHTS OF WAY: The Kent County Council Definitive Rights of Way Map shows a public right of way cross the land, under reference 0228/SR1/1.

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

DRAWINGS: By kind permission of DHA Planning

WHAT3WORDS: /// zealous.washed.ozone

TENURE: Freehold

SERVICES & UTILITIES: Mains electricity and water connected. Private drainage.

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

LOCAL AUTHORITY: Sevenoaks District Council (Tel 01732 227000).

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).

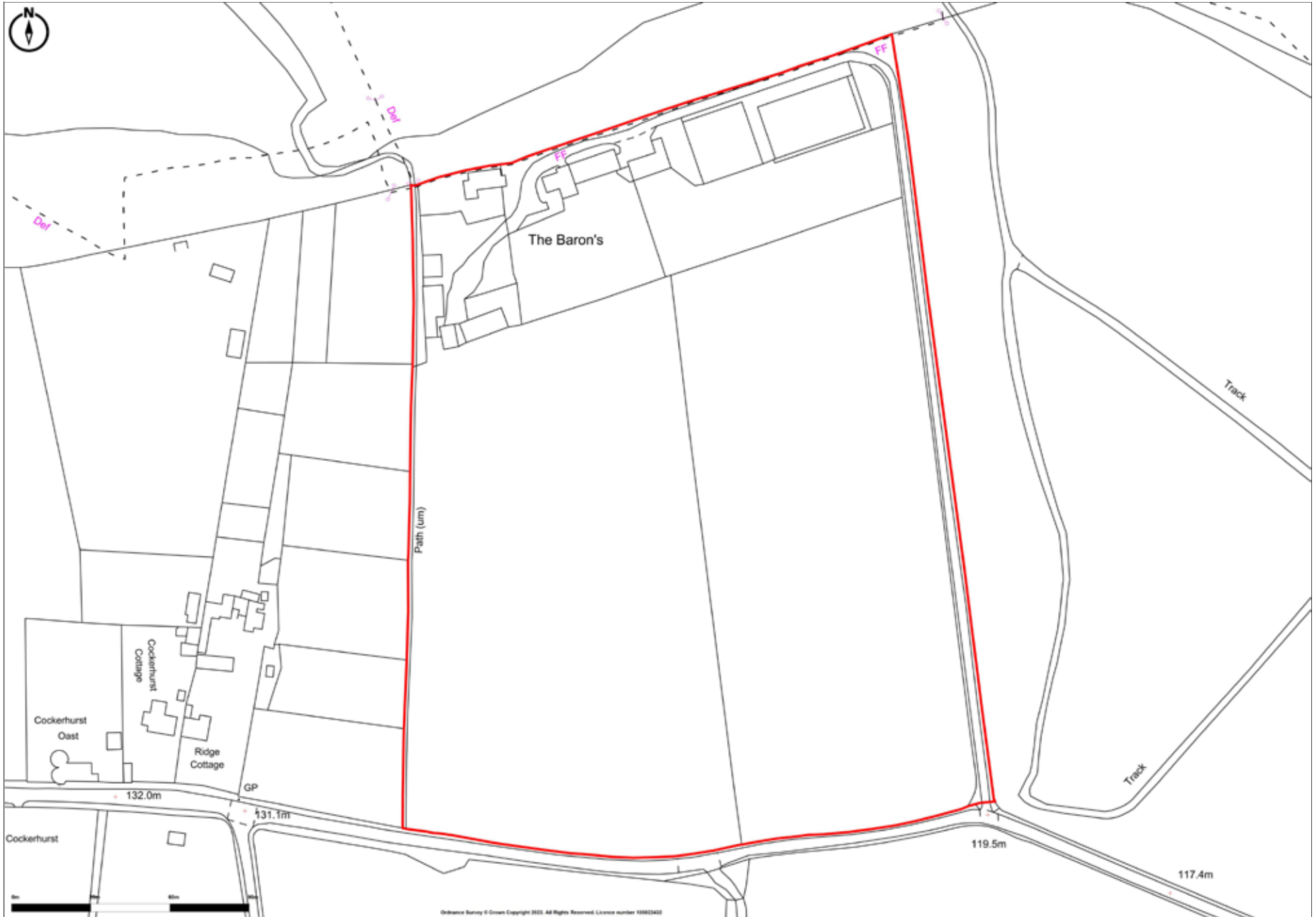
PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information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



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS