



VANTAGE
LAND
01727 701303



LAND FOR SALE IN EDENBRIDGE, KENT
ON MARSH GREEN ROAD IN MARSH GREEN, EDENBRIDGE, TN8 5PT

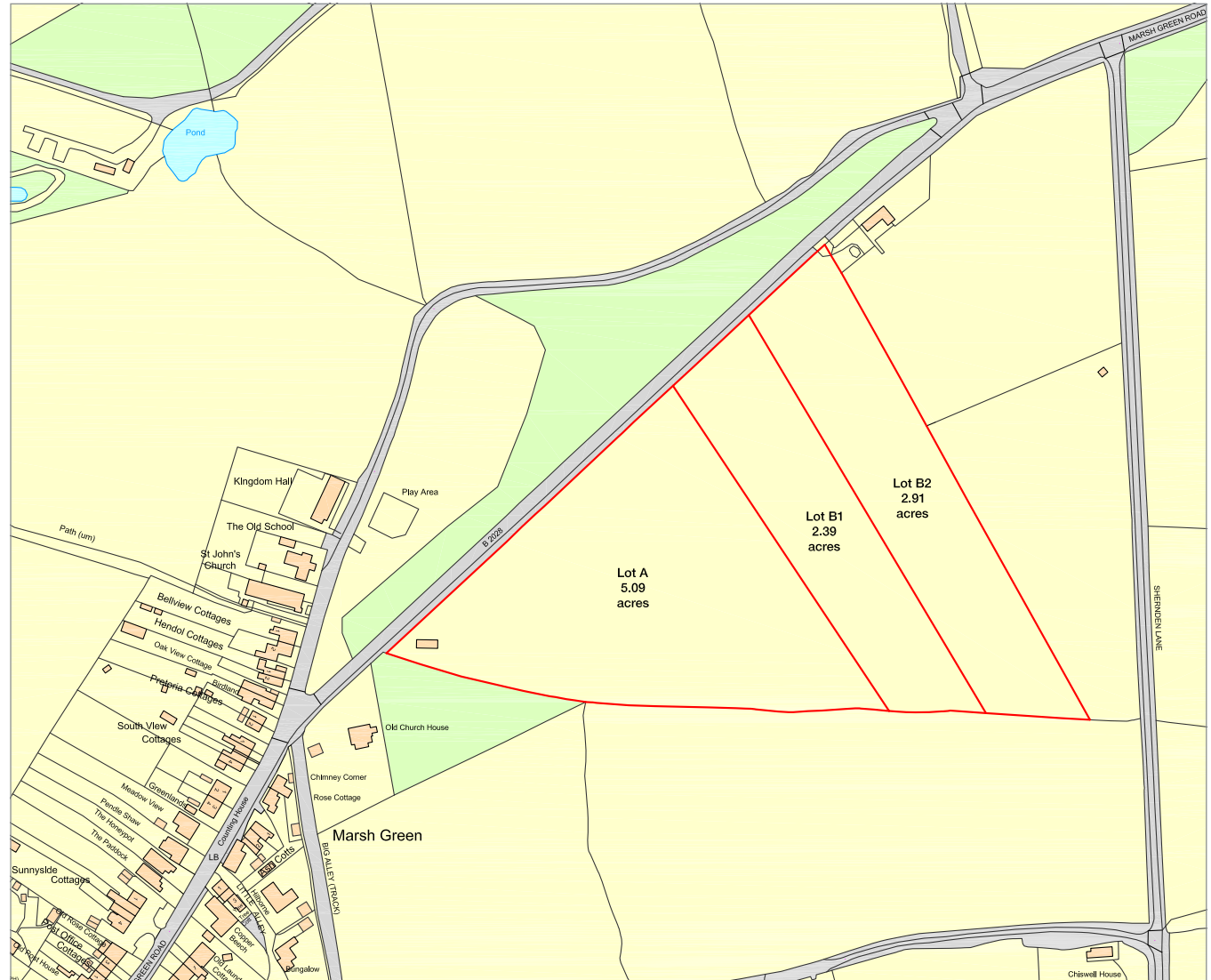
LAND FOR SALE IN AN AFFLUENT AREA WITH A NEED FOR HOUSING

A desirable opportunity for you to own a parcel of land on the edge of the beautiful and affluent hamlet of Marsh Green in Edenbridge.

Measuring over 10 acres in total, the site is divided into two principal fields, both of which are enclosed by a mixture of mature trees, hedgerow and stock proof fence. The site enjoys extensive road frontage and excellent access that has been set-back from the road.

For sale as a whole or in lots, the land is flat and of good pasture, making it ideal for equestrian use with good outriding in the area. Furthermore, the land has been granted planning permission for two stables, a tack room and hay barn – the concrete base for which has already been laid in the western corner of Lot A.

Pleasantly situated close to housing with excellent transport links, the land could also offer some long-term development potential as over 800 new homes are earmarked for development on Green Belt land around Edenbridge.



Lot	Size	Guide Price
A	5.09 acres	£200,000
B1	2.39 acres	£85,000
B2	2.91 acres	£100,000



LOCATION

- ◆ South of Edinbridge
- ◆ 3.5 miles to Lingfield
- ◆ 5.0 miles to East Grinstead
- ◆ 6.0 miles to Oxted
- ◆ 8.5 miles to Sevenoaks
- ◆ 9.5 miles to Royal Tunbridge Wells
- ◆ 11.8 miles to Crawley
- ◆ 23.9 miles to Central London

The land is pleasantly situated in the pretty village of Marsh Green on the southern outskirts of Edinbridge. It lies within the affluent Sevenoaks District on the Kent/Surrey border – less than 24 miles from Central London.

Edinbridge is an historic, bustling market town within the beautiful Eden Valley. It is home to a range of local shops, cafes, pubs, restaurants and amenities including a large leisure centre.

The area enjoys the best of both worlds; with stunning and tranquil countryside on your doorstep and an enviable abundance of transport links meaning the larger commuter towns of East Grinstead, Oxted, Royal Tunbridge Wells and Sevenoaks can be easily reached.

TRANSPORT LINKS

- ◆ 1.3 miles to Edinbridge Town Train Station *
- ◆ 5.0 miles to the A22
- ◆ 7.6 miles to the M25 (J6)
- ◆ 8.7 miles to the A21
- ◆ 9.4 miles to the M23 (J10)
- ◆ 10.9 miles to London Gatwick Airport

Good road links include easy access to the M25 at either junction 5 (Sevenoaks) or junction 6 (Godstone). Two railway lines – Edinbridge Town station on the London to Uckfield line, and Edinbridge station on the Redhill to Tonbridge line – provide excellent train coverage and will get you into London in just 45 minutes.

* Journey Times: 10 mins to Oxted; 37 mins to Uckfield; 27 mins to East Croydon; 44 mins to London Bridge

Furthermore, London Gatwick Airport can be reached in under half an hour.

PLANNING

The land was granted planning permission for the construction of two stables, a tack room and hay barn in August 2012 under planning reference 12/01550/FUL. The concrete base for this was laid within the 3 year implementation period and lies in the western corner of Lot A.

The land is situated within the Metropolitan Green Belt. Any further development or change of use would be subject to the appropriate permission.

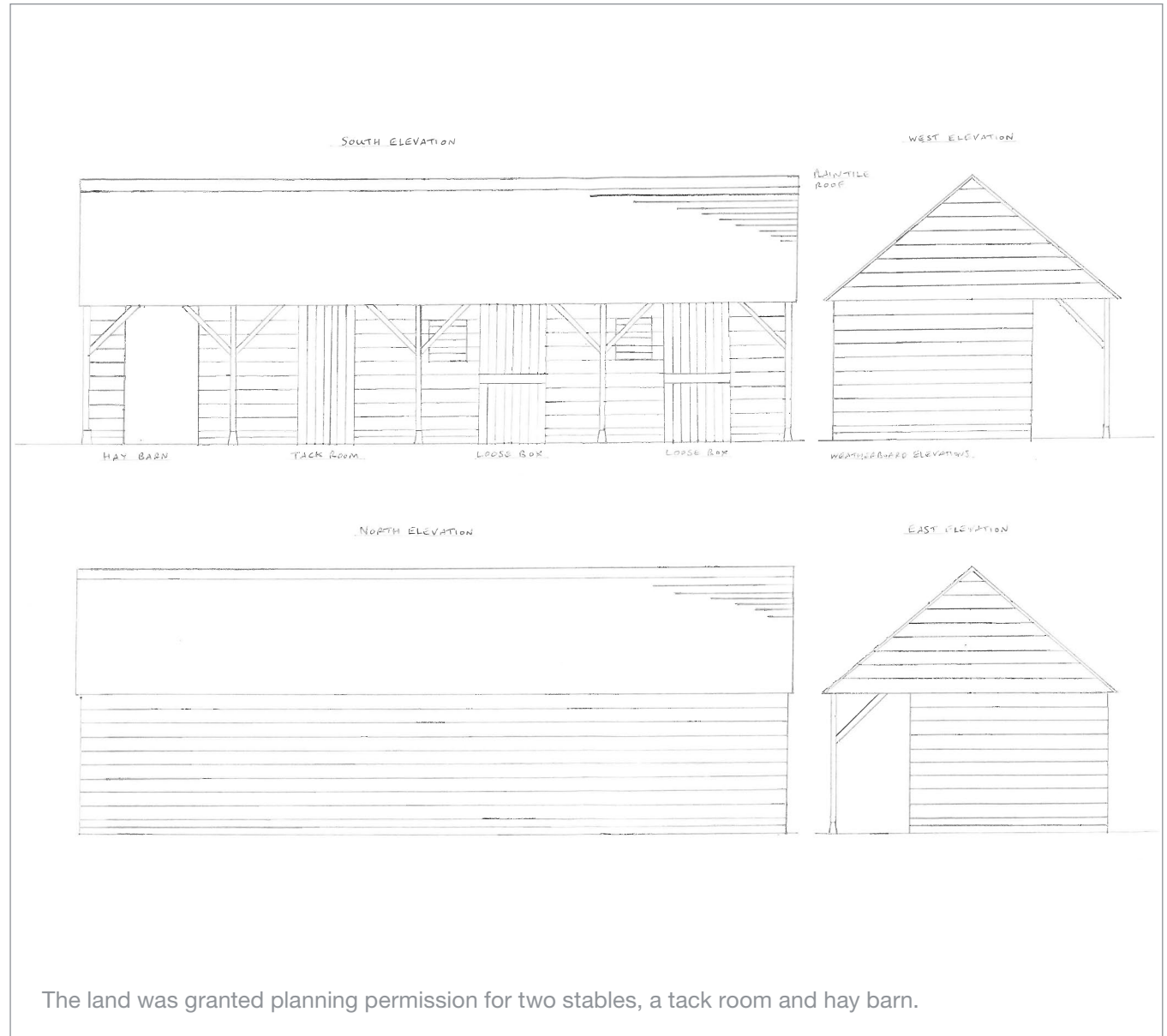
LOCAL AUTHORITY

Sevenoaks District Council
www.sevenoaks.gov.uk

OVERAGE

The land is subject to an Overage based on 25% of any uplift in value following the grant of planning permission for development other than that which is for agricultural or equestrian purposes. The Overage period is 20 years from March 2023.

It is important to note that the Overage is **not** payable on any natural increase in land values.



LOCAL DEVELOPMENT

Approx. 1.5 miles from the land for sale, outline planning permission has been granted on Green Belt land south of Four Elms Road & east of Bray Road for the erection of 340 dwellings, a new secondary school and other amenities (Ref. 20/02988/OUT).

This follows the successful appeal for the development of 300 new homes on land west of St Johns Way, which was formerly within the Green Belt and just 1.6 miles from the land for sale (Ref. 14/03783/OUT).

Furthermore, Sevenoaks District Council's new draft Local Plan 2040 states that in order to meet meet the District's housing needs of 10,680 new homes between 2025 and 2040, some Green Belt sites will need to be considered for development. Over 800 of these new homes are earmarked for development on Green Belt land around Edenbridge.

It also goes on to say that National Policy requires that at least 10% of these new homes are built on sites no larger than 1 hectare (2.47 acres).

PROPERTY PRICES

The land is situated within an affluent area. Property prices in Marsh Green are 140% above the county average and **169% above** the national average (*Source: Zoopla*).

These premium house prices reflect the desirability of the area as a place to live and own property – including land.





The concrete base has already been laid for the stables in the western corner of Lot A.

EQUESTRIAN

Several other parcels of land within the Green Belt and ½ mile from the land for sale have been granted planning permission for stable buildings.

The field next to Lot B2 was granted planning permission for 3 stables, a barn and tack room (Ref. 01/01494/FUL).

A parcel of land on Hartfield Road has been granted planning for a stable building totalling 105m² consisting of 3 stables, a tack room and hay store (Ref. 20/02177/FUL).

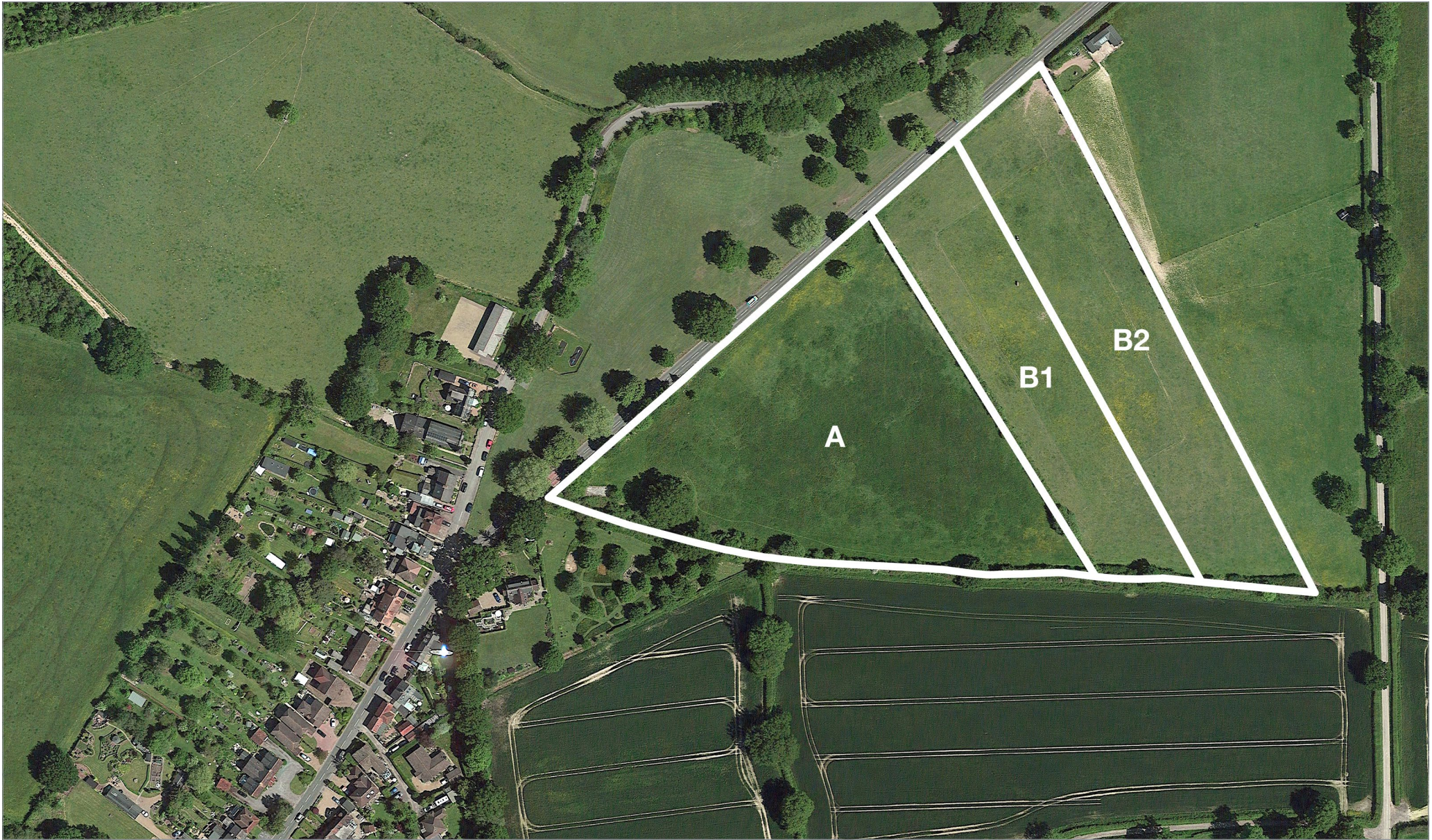
Another parcel of land on Roman Road has been granted planning permission for the erection of a stable building, feed store and track room (Ref. 20/02950/FUL).

Furthermore, an extensive network of bridle paths can be found just a short distance from the land for sale and provide a long distance hack through some of the area's finest countryside.

The horse racing enthusiast can enjoy a day at the races at nearby Lingfield Park. As well as being a popular racecourse, Lingfield Park Resort also boasts an onsite luxury hotel, leisure club and a challenging golf course.

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.



LAND VALUES

Pasture land prices in the region are 15% higher than the average as land values continued to rise last quarter.

In the past year, land values have risen 6%, outperforming the FTSE 100, UK house prices and interest from savings in the bank.

These increases are also outpacing inflation as land continues to be seen as a tangible safe-haven for investment. Investors are also competing with a wide variety of lifestyle and environmentally-motivated buyers as demand once again outstrips supply.

This imbalance between supply and demand doesn't look to change and will continue to drive up land values.

RECREATION

Less than 24 miles from Central London, but a world away, you'll find a variety of things to do and see in this beautiful part of the "Garden of England" – whether that's exploring the surrounding countryside with its breathtaking views through several local walks, or visiting one of a number of local National Trust properties and historic castles.

The closest of these is the renowned Hever Castle; childhood home of Anne Boleyn. This 13th century castle is set within magnificent grounds including a maze & lake and provides a great day out for all the family.



All lots benefit from road frontage.



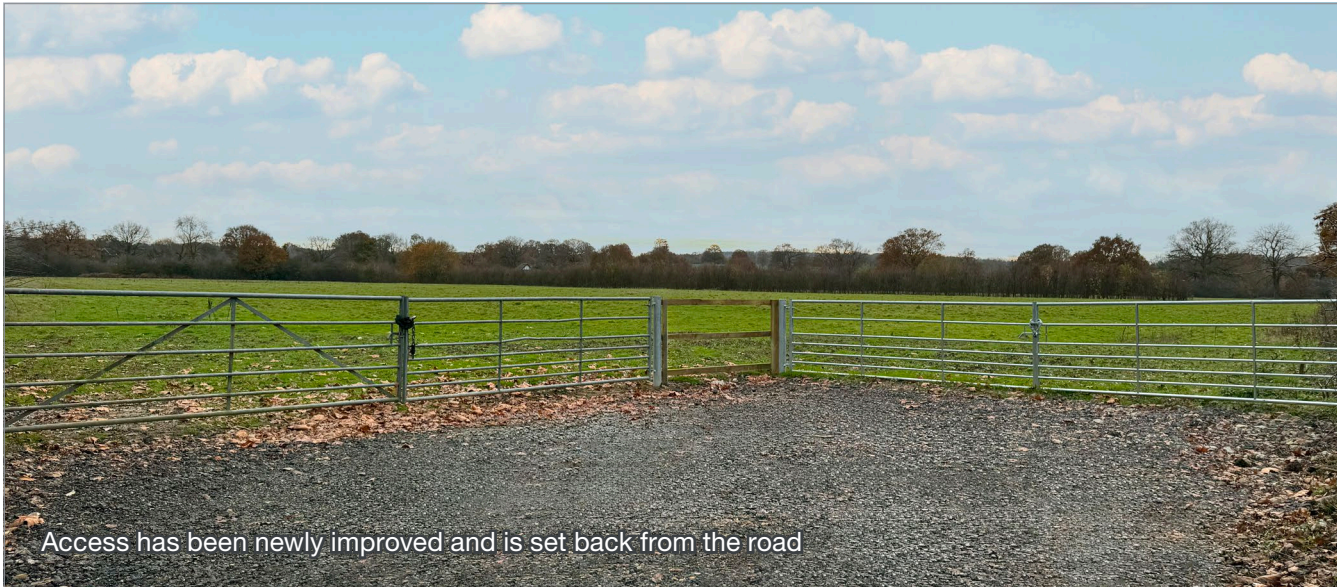
Each field is naturally enclosed, flat and of good pasture.



The land is flat and divided into two principal fields, both enclosed by a mixture of mature trees, hedgerow and stock proof fencing.



The entrance to the land can be found in the north-eastern corner.



Access has been newly improved and is set back from the road

ACCESS

All lots enjoy extensive road frontage onto Marsh Green Road. Excellent and secure access is provided via a gated entrance in the north-eastern corner of the land that is newly improved and set back from the road.

Full vehicular right of way is provided to all lots via an easement. Please call 01727 701303 if you require any further information.

WHAT3WORDS

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The entrance to the land can be found here:
[///face.sizes.guitar](https://www.what3words.com/face.sizes.guitar)

VIEWING

To arrange a viewing, please call 01727 701303 to speak to one of our land consultants or email enquiries@vantageland.co.uk.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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