



- Freehold development opportunity
- Consent for conversion into two semi-detached houses
- Barn conversion
- Affluent location
- OIRO £500,000 F/H

## DESCRIPTION

Located in a desirable position off of Rushmore Hill in Knockholt, this former agricultural building is offered with planning consent for conversion into a pair of semi-detached family homes, each measuring approximately 1,085 sqft, and with off-street parking and ample gardens.

Surrounding properties provide mostly large detached housing accommodation of high value. Whilst the properties provided by the existing planning consent are likely to prove popular, there may also be potential for further planning uplift on the site which measures approximately 0.55 acres.

We expect the site to appeal to developers, who are likely to be attracted by the saleability of the finished products which will no doubt be extremely popular with local buyers.

## PLANNING

Planning consent was granted by Sevenoaks Council on December 21st 2016 for 'Prior notification for a change of use from agricultural use to two dwellings (Class C3) and associated optional development.' Ref 16/03289/PAC.

Barn adjacent to Lavender Cottage, Deerleap Lane, Knockholt, Kent TN14 7NP

Consented development opportunity for sale

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## LOCATION

The barn is located 2.5 miles away from Knockholt Station which provides a direct service to London Bridge in approximately 30 minutes and to London Charing Cross in approximately 40 minutes. Halstead Village is 1.5 miles away, whilst Pratt's Bottom and Knockholt are both 1.7 miles from the property and include a variety of charming local pubs, restaurants and primary schools. The A21 is 1.7 miles away and provides easy access to

## TERMS

Offers in the region of £500,000 are invited for the freehold interest with the benefit of planning consent.

## VAT

We understand that VAT is not applicable in this transaction.

## FURTHER INFORMATION

Copies of consented plans and associated documents / copy of planning consent are available upon request.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more  
information  
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