





Land East Of Chirnside House London Road, West Kingsdown, TN15 6EJ

PRIME SELF-BUILD OPPORTUNITY – 6 PLOTS

Land East of Chirnside House
London Road, West Kingsdown, Kent TN15 6EJ

Guide Price: £1,200,000 (Entire Site)

- Development Opportunity for 6 Properties
- Tenure Freehold
- Planning Consent granted subject to specific conditions
- Car Parking spaces
- Buyers will need to supply connections for Drains, Gas, Water, Electricity
- Outline Planning permission granted
- Type C 1209 SQ FT
- Village Location Close to Amenities
- Exciting opportunity for custom and self-build project
- Service road will be shared and not included

Overview

A rare opportunity to acquire six self-build plots with outline planning permission for detached dwellings in a desirable Kent location.

Location

Situated on London Road (A20) with excellent access to Sevenoaks, Maidstone, M20 and M25, within an established residential setting.

The Opportunity

Six individual plots with approved layout suitable for bespoke detached homes. Ideal for self-builders and developers.

Important Information

This is a genuine self-build opportunity:

- No service road will be constructed by the vendor
- No utilities or services will be provided to the plots

- Purchasers responsible for access, services, and design approvals

Planning

Outline planning permission granted (Ref: 25-00200-OUT). Reserved matters required.

Key Features

- Six plots
- Village location
- Strong road connections
- Development potential
- Landscaping and biodiversity strategy included

ACCOMMODATION

Exciting opportunity with outline planning granted for a self build project

Gross Internal Floor Areas (GIFA) of your plots are as follows:

Plots 1 & 2 (Detached Houses) = 112.4msq (1,209ftsq)

Plot 3 (Detached Chalet Bungalow)= 93.7msq (1,008ftsq)

Plot 4 (Detached Chalet Bungalow)= 93.7msq (1,008ftsq)

Plot 5& 6 (Detached Bungalow)= 119.8msq (1,289ftsq)

LOCATION

Ideally situated convenient to the village which provides excellent local amenities including a preschool, primary school, medical centre, hairdressers, beauticians, convenience store, village public house, village hall and library. Also within easy walking distance are a Co-op supermarket, chemist/pharmacy, gym, Chinese takeaway, fish and chip shop, delicatessen, card and flower shop, dry cleaners, newsagent/post office and more. For commuters, a bus stop is located at the border of the site with services to Swanley and onward fast train connections to Bromley, London Victoria and Maidstone.

PLANNING NOTICE

Authority: Sevenoaks

Reference: 25/02144/OUT

K495282

Type: Outline Planning Application

Status: Granted

Decision: Approved

Decision Date: 23rd October 2025 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of outline planning permission

Site : Land East Of Chirnside House London Road West Kingsdown Kent

TN15 6EJ

Development : Outline application for six self-build and custom build houses with some matters reserved except access and layout.

Sevenoaks District Council, as the local planning authority has granted planning permission

for the above development,
SUBJECT TO THE CONDITIONS set out below:

Sevenoaks District Council, as the local planning authority has granted planning permission

for the above development,

SUBJECT TO THE CONDITIONS set out below:

1) The development to which this permission relates must be begun before: -The

expiration of three years from the date of this permission; or -

The expiration of two years

from the final approval of the reserved matters whichever is

the later.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

2) Details relating to the scale and appearance of the proposed building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be submitted to and

approved in writing by the District Planning Authority before any development is

commenced

No such details have been submitted.

for all terms and conditions please see Planning consent notice

AGENTS NOTE

The land is sold on an unconditional basis, purchasers considering type of land usage alternative uses are deemed to rely upon their own enquiries and that planning detailed permission maybe required for any changes. Photographs represent the whole field and not selected plot

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Photographs and drawings of land are for illustration purposes only and not to scale.

The access is via a shared vehicular access and will be shared by all landowners.



