



Tinker Pot Lane, West Kingsdown, Sevenoaks, Kent TN15 6AB

Former golf course on 132 acres, with planning permission for 4 new detached houses

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- Redundant 18 hole golf course and driving range
- Approx. 132 acres and 15,000 sqft buildings in all
- Full planning permission for the construction of 4 new houses
- Available freehold, in three lots
- Apparent further potential (stpp)
- OIRO £3,000,000 F/H for the whole

DESCRIPTION

Woodlands Manor was operated as a private golf club until January 2019 when it permanently closed. The property comprises three distinct parcels of land. The front 9 holes extend to approx. 62.7 acres and are positioned on the North East side of Tinker Pot Lane. The back 9 holes are separated from the front 9 by Knatts Valley Road and extend to approx. 57.8 acres. The driving range, car park, clubhouse, barn and other associated buildings are set on the Southern side of Tinker Pot Lane, and occupy a site area of approx. 11.8 acres. Planning permission has recently been granted for the redevelopment of approx. one acre of land fronting the road. The consent provides for the demolition of all existing buildings, and the construction of four large detached houses. The property is offered for sale as a whole or as three lots, and is likely to prove of interest to residential developers, golfing businesses, agricultural, equestrian and institutional buyers.



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ACCOMMODATION SCHEDULE

The approved plans provide for the construction of the following scheme:

Unit	Type	Beds	Bath	Sqm	Sqft
1	Two storey detached house with detached double garage	5	4	303.5	3,267
2	Two storey detached house with detached double garage	4	4	323.5	3,482
3	Single storey detached house with integral garage	4	4	251.1	2,703
4	Single storey detached house with integral garage	4	3	216.5	2,330
Total				1,094.6	11,782



LOCATION

The subject property is set either side of Tinker Pot Lane at its junction with Knatts Valley Road. Equidistant to West Kingsdown and Kemsing, the property is approx. 6 miles North of Sevenoaks. Junction 2 of the M20 is within 4 miles, Junction 2a of the M26 approx. 5 miles and Otford Station is approx. 2.5 miles distant. Woodlands Manor enjoys a fine parkland setting, and offers stunning views across the Sevenoaks Weald and North Downs from various points. Brands Hatch motor racing circuit is just 3 miles from the property, and The London Golf Club at Ash is less than 4 miles.

PLANNING

Full planning permission was granted on 19th October 2020 by Sevenoaks Council under ref 19/02995 for the “demolition and removal of buildings associated with former golf club and replacement with four detached dwellings with garaging, landscaping and access onto Tinker Pot Lane, along with provision of two biodiversity enhancement areas for public use.” The planning permission is not connected to the two larger parcels of land. Copies of the approved drawings are available on request. Click [here](#) to view CGI video of the consented scheme.

POTENTIAL

Potential may exist to intensify development on the former clubhouse site. The recent application was not contentious, and was approved at local level. Two of the approved houses are single storey, whereas the others, and neighbouring properties are all at least two stories in height.

Even without the buildings and driving range, either or both parts of the former golf course are eminently suitable for re-launch. Alternatively, the larger parcels of land will suit agricultural or equestrian operators, whilst the existing buildings on the smaller parcel could serve as offices, a restaurant, entertainment venue or educational facility.



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SERVICES

The existing buildings benefit from mains water and electricity supplies. The heating is gas-fired, via a tanked supply. Sewage is via a private cess pit. Interested parties are advised to seek their own independent clarification as to utility supplies.

EPC

An EPC is available on request. The property sits in Band A.

TERMS

The property is available as a whole or in three parts. Offers in the region of £3,000,000 are invited for the site as a whole, or £600,000 for Lot A (front 9 holes), £600,000 for Lot B (back 9 holes) and £2,000,000 for Lot C (driving range, car park and buildings). A deadline for offers may be set and therefore interested parties are advised to contact our offices for further information in this regard.

VAT

We understand that VAT is not applicable in this matter.

VIEWINGS

Viewings are strictly by appointment only. Please note there is active security on site.



For more information contact:
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Meet the rest of the team...



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