



The Croft
Oak Lane, Sevenoaks, Kent



The Croft



Bradbury House



Cave House



Garage

The Croft

Oak Lane, Sevenoaks, Kent

On the instructions of Kent County Council



Former residential care home with planning consent for 12 residential units in a highly accessible location.

- Sevenoaks train station 1½ miles
- London Charing Cross 35 + minutes direct
- London Bridge 25 + minutes direct
- Central London 30 miles
- Gatwick airport 25 miles
- M25 (J5) 4 miles

(Distances and times approximate)

Four buildings with planning consent for residential conversion and extension in an Area of Outstanding Natural Beauty and a Special Landscape Area

Site area in all about 0.97 hectares (2.4 acres)

Buildings in all about 1,062 sq m (11,443 sq ft) GIA

For sale freehold

Ref EVC/MW/451/229869

The particulars are intended as a guide only and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



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**Knight
Frank**



Location

The Croft is situated in the Sevenoaks District in the County of Kent. The property itself is located between Oak Lane and Fig Street, approximately 1½ miles south west of the town centre which offers a comprehensive range of shopping, recreational, educational and business facilities. The wider area provides easy access to a full range of facilities including shopping at Bluewater, golf at Broke Hill and Sundridge Park, motor racing at Brands Hatch and racing at Lingfield, while both Central London and the open countryside of the Weald of Kent are in easy reach.

The property is located to the south east of the town settlement boundary and enjoys a rural aspect with views over open countryside to the south and yet is located in a highly accessible position with road, rail and air communications all being in easy reach. The property is located less than 1 mile from the A21 and just 4 miles from junction 5 of the M25 motorway, which provides access to the national motorway network. Sevenoaks mainline station provides good rail services to London's Charing Cross, Victoria and London Bridge stations, as well as offering easy access to mainland Europe with direct services to Ashford International Station. The closest airport is London Gatwick, which is approximately 25 miles away, while London City airport is just 34 miles from the property.

Background to sale

The property has been used as a residential care home by Kent County Council over a long period, however the facility is to be relocated to more modern premises in Royal Tunbridge Wells in Autumn 2006.

Description

The property comprises 4 buildings on a predominantly

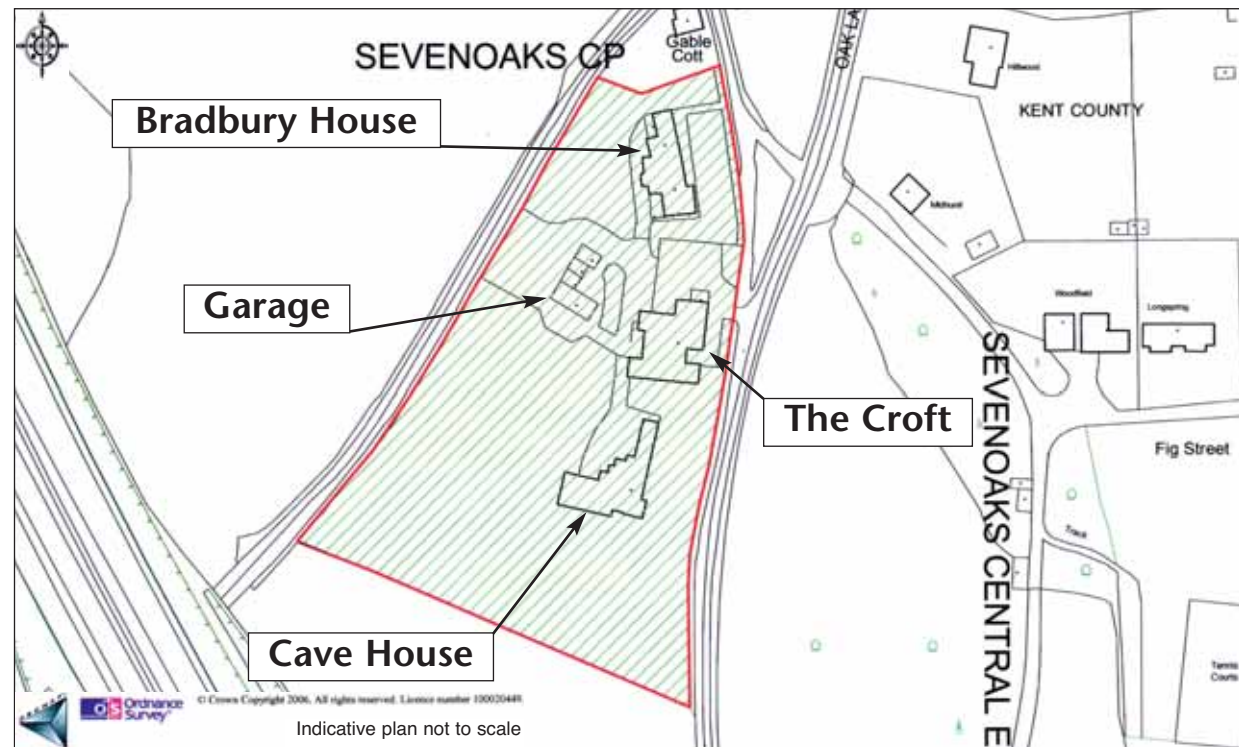
flat site extending to approximately 0.97 hectares (2.4 acres) and surrounded by mature woodland and open countryside. Access to the property is from Oak Lane to the north of the site.

The buildings are of all of a similar design and are constructed of red brick with pitched roofs of slate or clay peg tiles. The principal building, The Croft, is arranged over two storeys whilst the other buildings are single storey, although are potentially of a suitable scale to redevelop as two storey buildings, subject to obtaining the necessary consents. Cave House, the southernmost building, has been the subject of a recent, modern single storey brick extension.

Currently, the grounds surrounding the buildings are utilised as amenity space and for car parking.

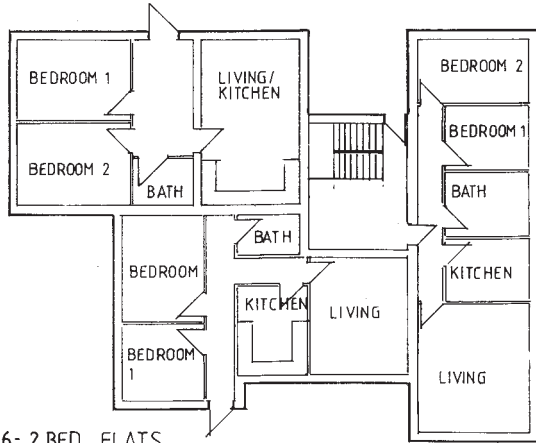
Both Cave House and The Croft are currently in use as the residential school/respite facility and comprise staff and resident accommodation, kitchen, office and recreational space. Bradbury House, which is located to the north of the site is currently vacant, while the fourth building comprises garage and storage space.

The site is located in the Metropolitan Green Belt, an Area of Outstanding Natural Beauty and a Special Landscape Area.

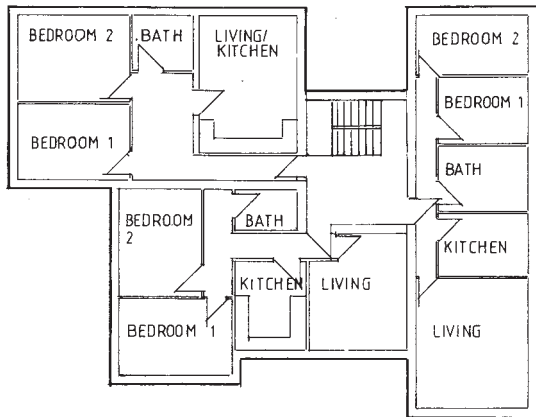


Proposed floor plans

The Croft

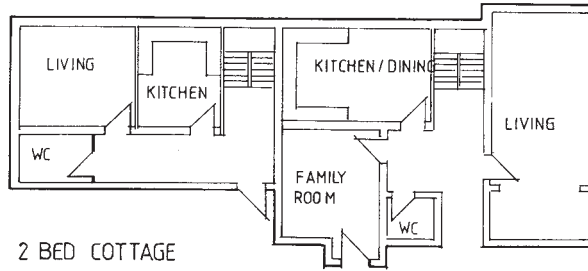


6- 2 BED FLATS
GROUND FLOOR PLAN

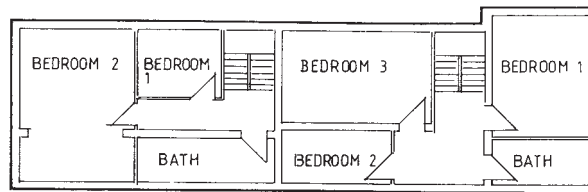


FIRST FLOOR PLAN

Bradbury House

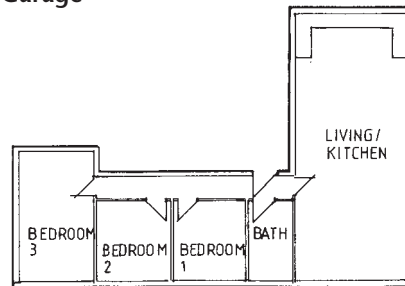


2 BED COTTAGE
GROUND FLOOR PLAN 3 BED HOUSE



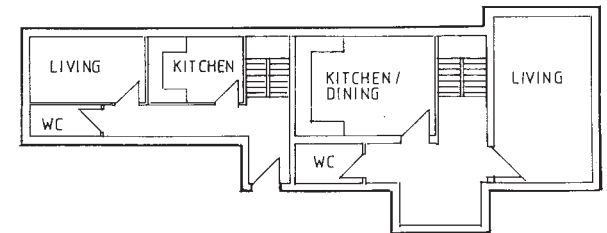
FIRST FLOOR PLAN

Garage

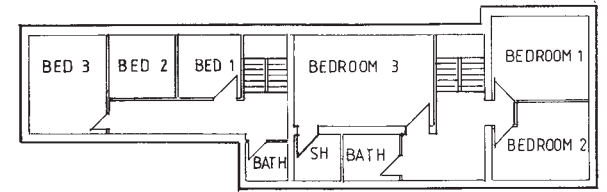


3 BED BUNGALOW
GROUND FLOOR PLAN

Cave House

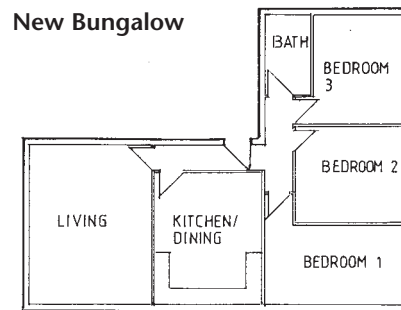


3 BED COTTAGE 3 BED COTTAGE
GROUND FLOOR PLAN



FIRST FLOOR PLAN

New Bungalow



3 BED BUNGALOW
GROUND FLOOR PLAN

Floor Areas

We are advised that the floor areas of the property as is are as follows:

The Croft	514 sq m	5,536 sq ft
Cave House	275 sq m	2,961 sq ft
Bradbury House	163 sq m	1,759 sq ft
Garages	110 sq m	1,187 sq ft
Total	1,062 sq m	11,443 sq ft

The above floor areas are measured on the basis of Gross Internal Area as defined by the RICS Code of Measuring Practice (Fifth Edition).

Town Planning

Planning permission (SE/04/02029/FUL) was granted, subject to conditions, on 31st January 2005 for:

“Demolition of extensions, erection of new bungalow and conversion of buildings comprising The Croft in to 12 residential units”

The consent is subject to various conditions and a Section 106 Agreement which are detailed on the dedicated website for the property:
www.knightfrankglobal.com/croft

Further information on planning related matters is available from the planning officer who dealt with the application at the Local Planning Authority: Jim Sperry, Sevenoaks District Council, Argyle Road, Sevenoaks, TN13 1HG Tel: 01732 227000

Development Proposal

The proposal comprises the full residential conversion of all four buildings comprising The Croft and we detail the consented scheme as follows:

Bradbury House - A single storey building to the north of the site and is proposed to be subdivided into two residential units. The northern part of the building is proposed to become a 2/3 bedroom cottage whilst the southern part will become a 3/4 bedroom dwelling.

The Croft - The principal two storey building positioned roughly to the centre of the site and is proposed to be subdivided in to three 2 bedroom flats to the ground floor and two or three 2 bedroom flats on the first floor.

Cave House - A single storey building located to the south of the site and proposed to be converted to three residential units. the northern portion of the building is proposed to be converted into a 2 bedroom cottage, the central portion to a 3 bedroom house, while minor demolition and new build development will enable the construction of a 3 bedroom detached bungalow to the southern end of the building.

Garage – Located at the centre of the site, just to the west of The Croft, and proposed to be converted to a single storey 2/3 bedroom dwelling.

Title and Tenure

The site is held freehold and is outlined in red on the attached Ordnance Survey plan and is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars and any other matters whatsoever affecting the site.

Vacant possession is to be provided upon completion, which is anticipated to be in September 2006.

Furthermore, it is to be sold subject to any development plan, town and country planning scheme, or agreement, resolution or notice, which may or may not come into

force and also subject to any statutory provisions or by-laws without any obligation on part of the vendor supplying them.

Kent County Council Solicitors

Further legal information is available from:

David Beach, Kent Country Council,
Legal and Secretariat, Sessions House, County Hall,
Maidstone, Kent ME14 1XQ.

Tel: 01622 694398 Fax: 01622 694402

E mail david.beach@kent.gov.uk

Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure that they are available and adequate for the future use of the property.

Statutory Authorities

County Council: Kent County Council, Sessions House,
County Hall, Maidstone, Kent ME14 1XQ

Tel: 08458 247247

E mail: county.hall@kent.gov.uk

District Council: Sevenoaks District Council, Council

Offices, Argyle Road, Sevenoaks, Kent TN13 1GN

Tel: 01732 227000

E Mail: communications@sevenoaks.gov.uk

Council Tax

We are advised by the Local Authority that the subject property has been assessed for rating purposes, for the year commencing April 2006, as follows:

The Croft Band E (£799.97) (Including a 50% reduction for 'Disabled Disregard')

Basis of offers

Bids should be submitted on a subject to contract basis only

VAT – The vendor is not registered for VAT, the purchaser will be responsible for paying any VAT which is payable.

Vacant Possession - The property is to be sold with the benefit of full vacant possession.

Tender procedure**i. Timetable for submission of bids**

The date that has been set for the receipt of “best bids” for the site, on the bases set out above is detailed in the covering letter accompanying this brochure.

ii. Venue

Bids should be delivered by post, fax or by personal delivery to the offices of the vendor’s sole selling agent, Knight Frank LLP;

FAO: Emma Cleugh
Knight Frank LLP,
Granville House,
132 Sloane Street,
London SW1X 9AX

Fax 0207 5984001

Please telephone this office to confirm receipt of any fax offer

iii. Identification

All bids should be sealed and marked “The Croft” in the top left hand corner of the envelope.

iv. Opening Procedure

All bids received in accordance with the conditions above will be opened by the vendor, their legal advisors and Knight Frank LLP.

v. Purchaser Notice

The Vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

Offers must state a specific sum of money to be paid and shall not be for a sum calculable only by reference to another bid for the property.

vi. Additional Information Required

Within the offer letter, bidders will be required to provide the following additional information:

a. Legal advisors

Details of the solicitors who will be acting in the purchase, if the bid is acceptable.

b. Finance

Details of funding arrangements (clarification and confirmation may be sought in certain circumstances) if appropriate.

c. Authority

Confirmation of the bidder’s authority to bid, and (where appropriate) confirmation that any offer made has full board approval. (Copies of the relevant minute may be requested)

Inspection

The property may only be inspected by prior appointment through Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk, and no liability is accepted by the vendor or their agent. Should you wish to view the property please contact:

Morgan Cole at Knight Frank, 132 Sloane Street, London SW1X 9AX. Telephone 020 7598 4008, fax 0207 598 4001 or email morgan.cole@knightfrank.com

Further Information

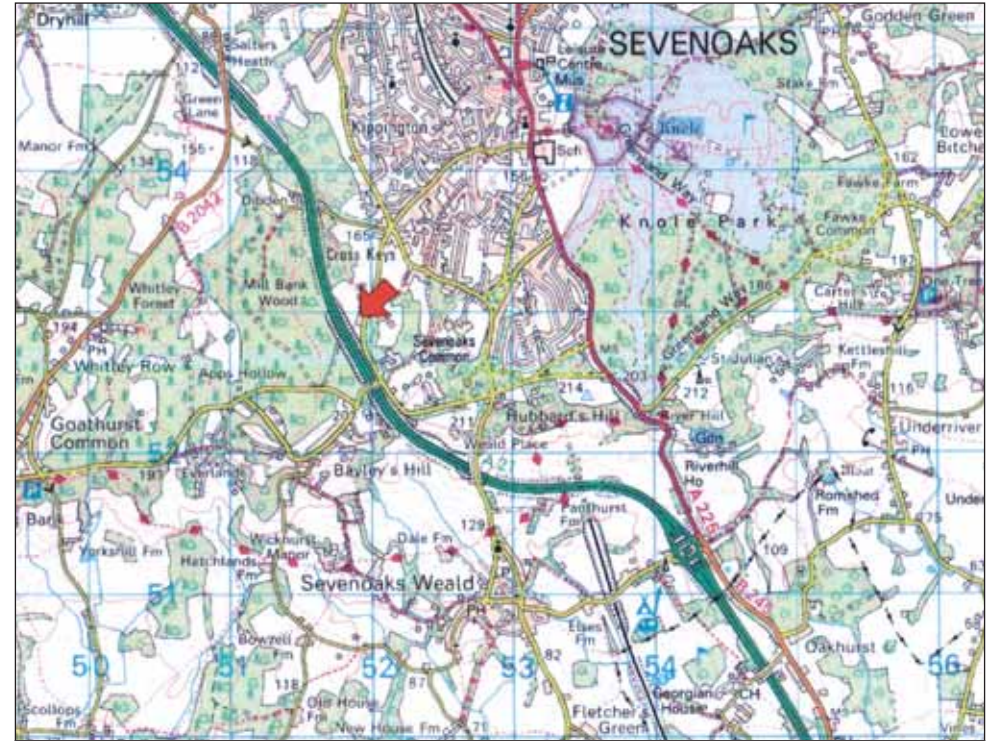
Further information, including copies of the planning consent, floorplans of the existing accommodation and a PDF of the brochure, is provided on a dedicated website for the property:

www.knightfrankglobal.com/croft

Please contact Emma Cleugh or Michael Wiseman should you wish to discuss the opportunity further.

Postcode

The postcode of the property is TN13 1UA



NOTE: This plan is for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.
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