



Land & Property Experts

Artist's impression



**DEVELOPMENT OPPORTUNITY**  
**LAND AT POWDER MILL LANE**  
**LEIGH · TONBRIDGE · KENT TN11 8PZ**

# LAND AT POWDER MILL LANE LEIGH TONBRIDGE KENT TN11 8PZ

<i>Chiddingstone Causeway</i>	-	<i>2 miles</i>
<i>Penshurst</i>	-	<i>3 miles</i>
<i>Tonbridge</i>	-	<i>4 miles</i>
<i>Sevenoaks</i>	-	<i>6.5 miles</i>
<i>Royal Tunbridge Wells</i>	-	<i>7 miles</i>

**The rarest of opportunities to purchase a residential development plot on the eastern outskirts of the village Leigh with planning permission for a single dwelling of 2,825ft<sup>2</sup> with landscaped gardens, grounds and pond.**

- Planning Permission for the development of a green field site into a detached 4 bedroom residential dwelling of 2,825ft<sup>2</sup> (263m<sup>2</sup>)
- Potential for enlargement to 5 bedrooms and circa 3,000ft<sup>2</sup>
- Consent granted under Planning Ref: 23/00738/FULL – Sevenoaks District Council
- Highly accessible and desirable rural location
- Total site area is approximately 0.62 acres

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE – OIEO £725,000**

**VIEWING:** - Strictly by appointment via the sole agents:  
**BTF Partnership, Clockhouse Barn, Canterbury Road  
Challock, Ashford, Kent TN25 4BJ  
01233 740077 / challock@btfpartnership.co.uk**

## LOCATION

The Land at Powder Mill Lane is situated to the north Powder Mill Lane that runs into the centre of the desirable historic Greenbelt village of Leigh. The property is located less than 0.3 miles east of the village centre.

The village provides a good range of shops and amenities including a post office, primary school, public house and a village hall. Leigh Train Station sits on the Redhill to Tonbridge Line, which branches off the Brighton Main Line at Redhill and connects with the South Eastern Mainline at Tonbridge, connecting to London terminals. The property is well placed for links to the national road/motorway network; M25 via A21 at Lamberhurst, Gatwick Airport and the M20 for Eurotunnel/Port of Dover. Hildenborough mainline station is only 1.6 miles to the north and provides access into the London stations in well under an hour.

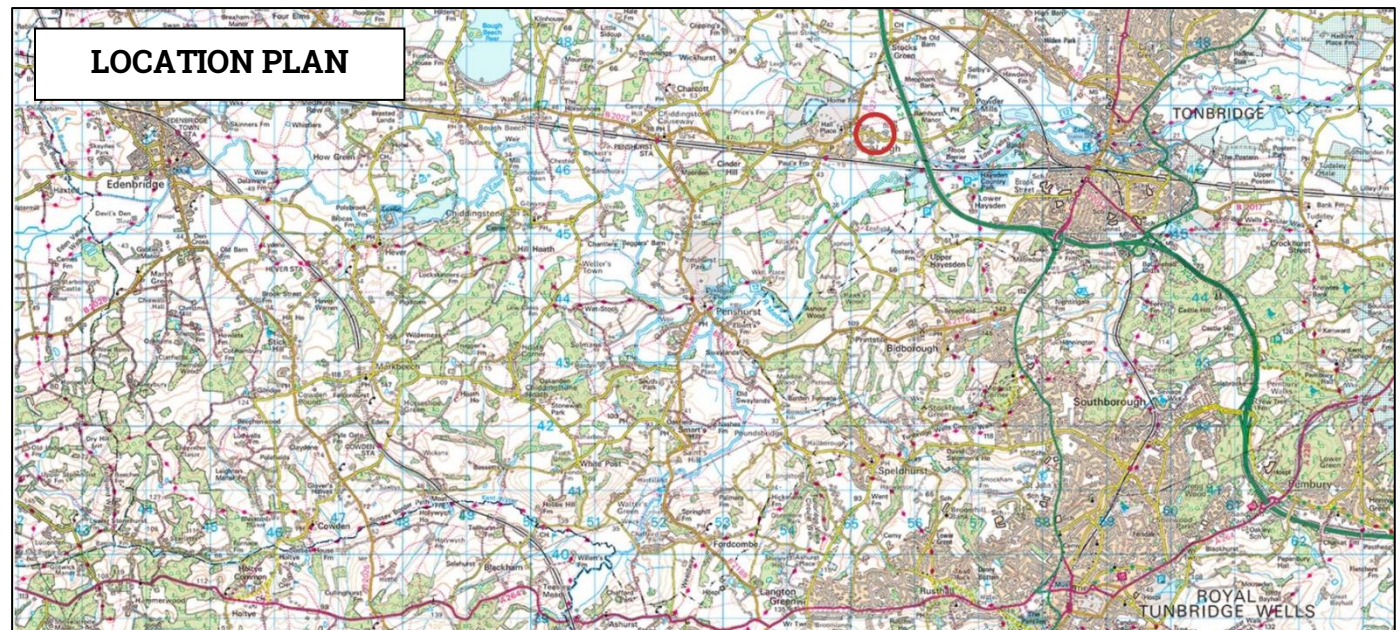
The Spa Town of Tunbridge Wells is within 7 miles providing a further comprehensive range of facilities and amenities. Please see the Location Plan below for the location of the property in relation to the surrounding towns and villages.

## DIRECTIONS

From the centre of Tonbridge head north past Tonbridge School and take the first left onto the B245. Follow this road for 1.5 miles and turn left onto the Leigh Road opposite The Flying Dutchman. Follow the Leigh Road for just over two miles and the Land at Powder Mill Lane will be on your right. If you get to the church, you have gone too far.

## WHAT 3 WORDS

///cracks.banks.task





## DESCRIPTION

The Land at Powder Mill Lane provides the rarest of opportunities to purchase a highly desirable rural yet accessible building plot with a contemporary design and layout already approved under planning reference 23/00738/FUL – Sevenoaks District Council. The approved consent grants permission for the erection of a detached four-bedroom dwelling, together with access, parking and landscaped gardens to include a new pond. The site in its entirety extends to 0.62 acres and is outlined in red on the Boundary Plan overleaf. The Consented Floor Plans and Elevations for the consented dwelling are overleaf with approved accommodation extending to 2,825ft<sup>2</sup> to comprise the following: -

The Front Door opens to a large **Reception Hall** with doors through to an open plan **Kitchen, Dining and Sitting Room** with contemporary glass windows to the south and east and door to the **Front Garden**. Further doors lead off the Reception Hall to the **Living Room** with fire place, **Office, Utility Room, Downstairs Cloakroom** with w/c and wash hand basin and **Bedroom 1** (double) with ensuite bathroom.

Stairs lead from the Reception Hall to the **First Floor Landing** with doors to **Bedroom 2** (double), **Bedroom 3** (double) **Family Bathroom** and **Master Bedroom Suite** with walk in dressing room, balcony area and ensuite bathroom.

**PLEASE NOTE:** The areas hatched in red on the proposed Ground Floor Plans overleaf are the areas of potential gain which would increase the floor area closer to 3,000ft<sup>2</sup>. The vendor has also undertaken further plans to incorporate a fifth bedroom into the first floor and it is our understanding this would not compromise the consent as the windows are not altered. These drafted plans are available from the selling agents on request.

Outside there will be a landscaped and gravelled **Entrance Driveway & Parking Area** along with landscaped **Gardens and Grounds** and a new **Pond** all consented as part of the approved scheme. A landscaping plan can be found overleaf for further information or is available from the selling agents on request.

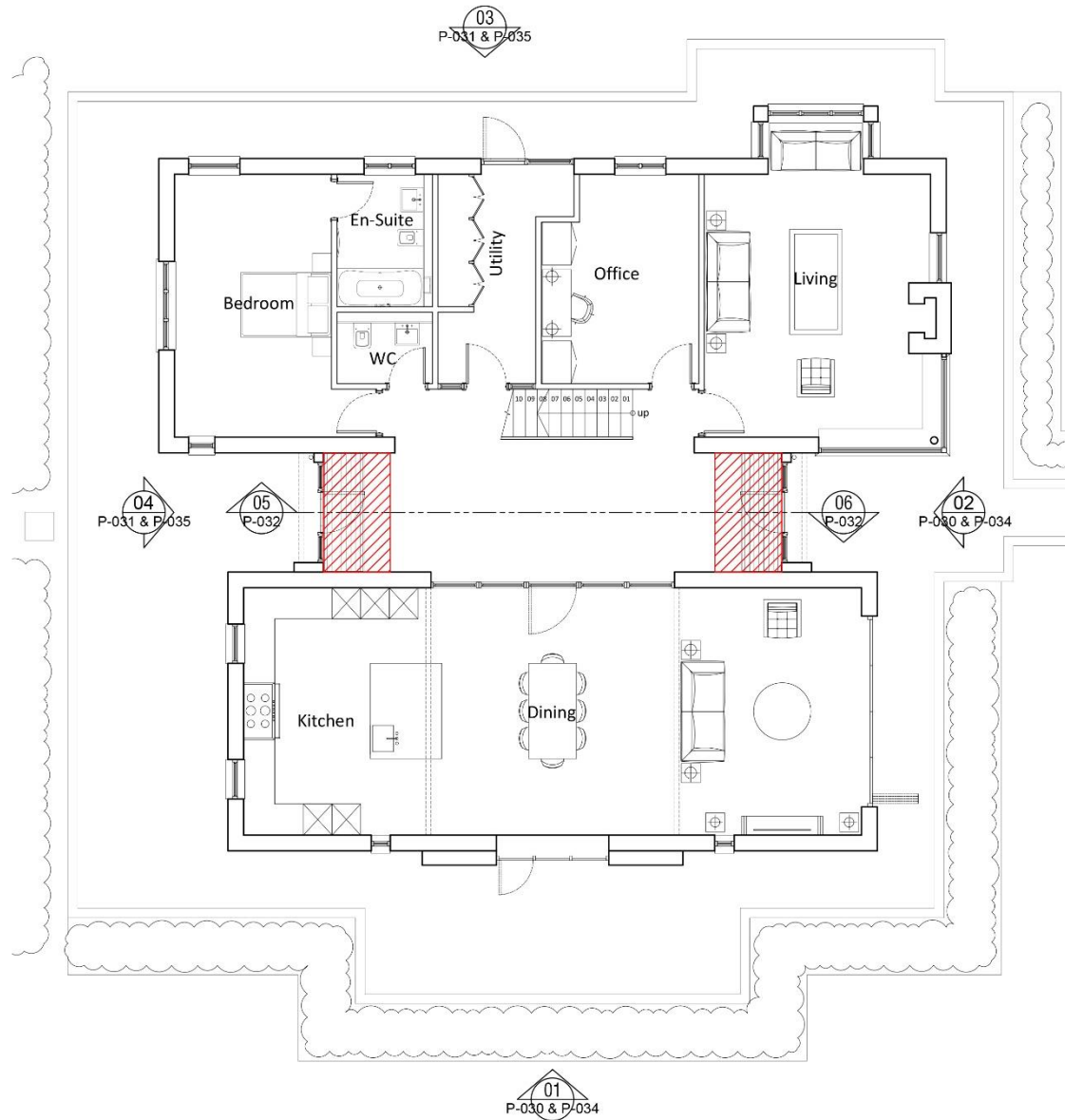


PROPOSED ELEVATIONS



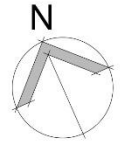
*NOT TO SCALE*

# PROPOSED FLOOR PLANS – GROUND FLOOR



**General Notes**  
 This drawing is to be read in conjunction with all relevant design team specifications and drawings.  
 All dimensions are to be checked on site prior to commencement of work. Any discrepancies reported to the Project Architect.  
 All materials and components are to be handled, stored, or erected, installed and finished strictly in accordance with the manufacturer's recommendations.

Notes:



1st GIA AREA :

86.44 m<sup>2</sup>  
 930.4 sqft

GRD GIA AREA :

183.38 m<sup>2</sup>  
 1974 sqft

TOTAL AREA :

269.82 m<sup>2</sup>  
 2904.4 sqft

Area of potential gain



PL	24.02.2023	Planning	CLB
REV	DATE	DESCRIPTION	INITIALS

Project: Powder Mill Lane  
 Location: Leigh

Optimised Ground Floor Plan

Scale: 1:100 @ A3	
P-025	P1
SJ 221207	CB
06.02.2023	JA
PLANNING	

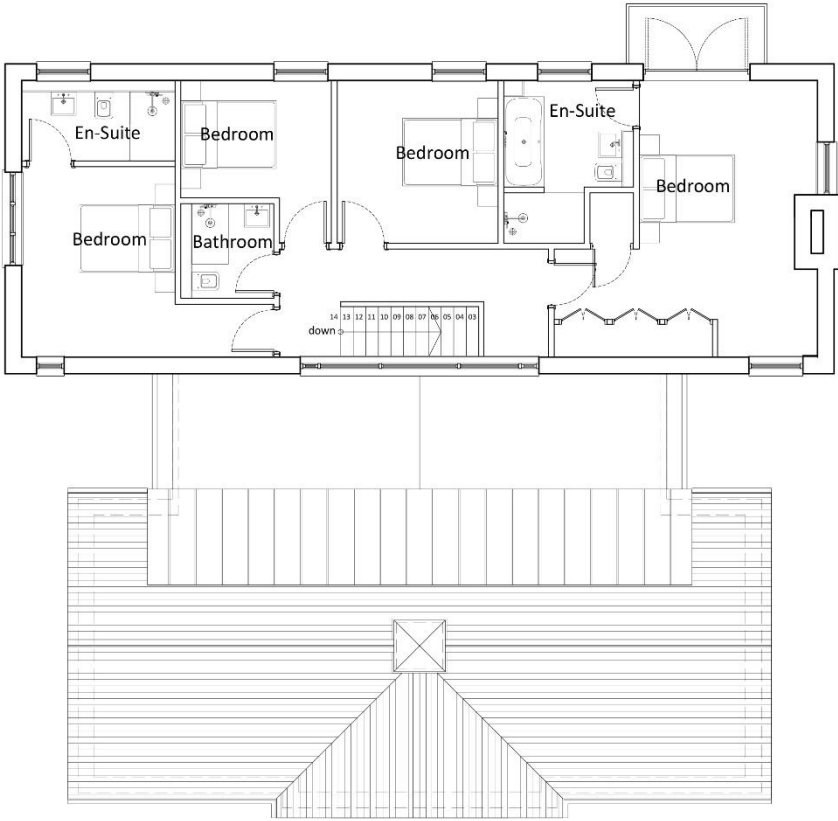


**Optimised Ground Floor Plan**  
 Scale @ 1:100 @ A3

Scale Bar



# PROPOSED FLOOR PLANS – FIRST FLOOR



**General Notes**  
 This drawing to be read in conjunction with all relevant design team specifications and drawings.  
 All dimensions are to be checked on site prior to commencement of work. Any discrepancies reported to the Project Architect.  
 All materials and components are to be handled, stored, protected, installed and finished in strict accordance with the manufacturer's recommendations.

**Notes:**

**1st GIA AREA :**  
 86.44 m<sup>2</sup>  
 930.4 sqft

REV	DATE	DESCRIPTION	INITIALS

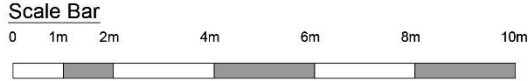
**Code:** Powder Mill Lane  
**Location:** Leigh

**Project:** Proposed First Floor Plan

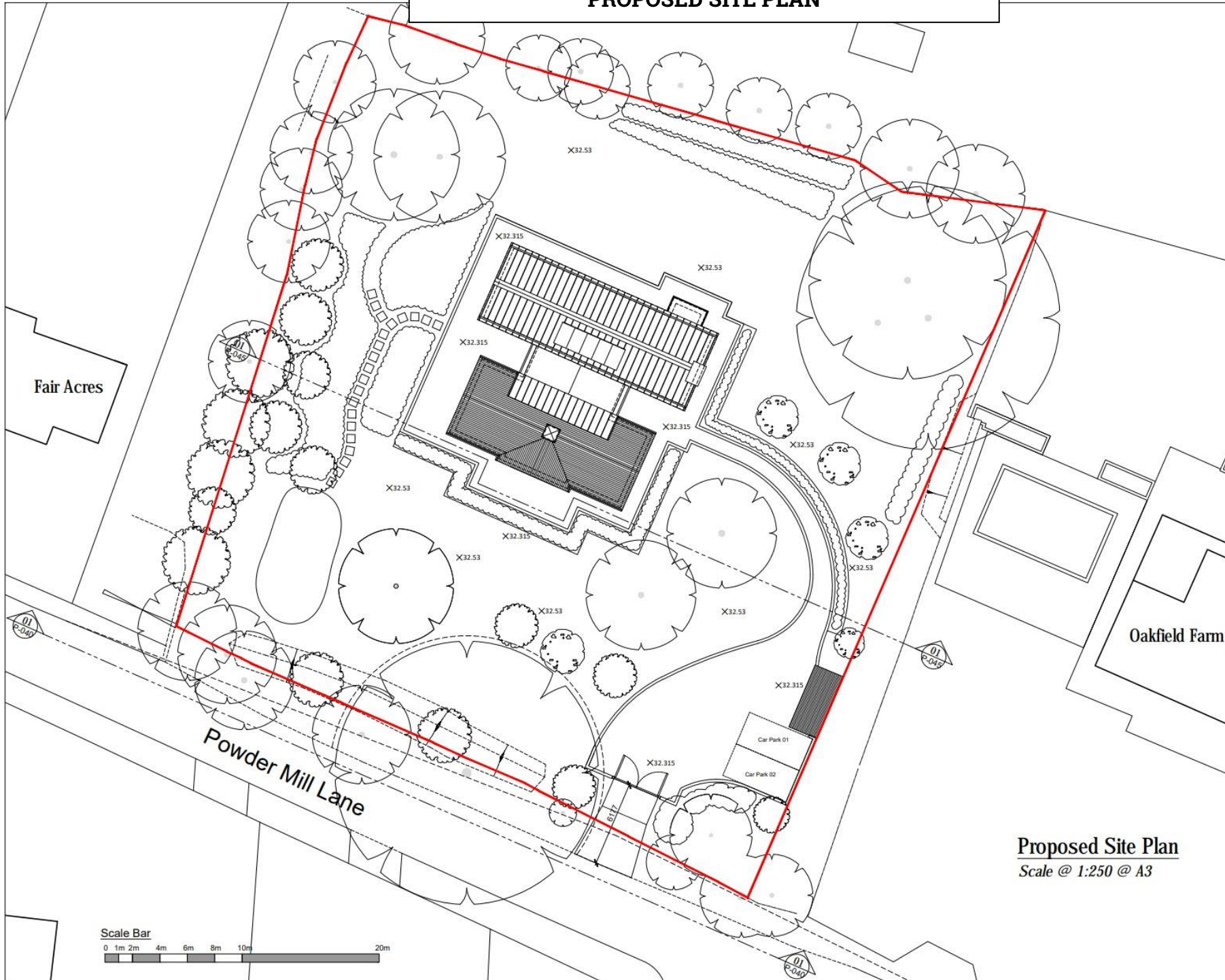
<b>Scale:</b> 1:100 @ A3			
P-026	P1		
SJ 221207	CB		
06.02.2023	JA		
<b>PLANNING</b>			



**Optimised First Floor Plan**  
 Scale @ 1:100 @ A3

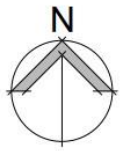


# PROPOSED SITE PLAN



**General Notes:**  
 This drawing is to be read in conjunction with all relevant design team specifications and drawings.  
 All dimensions are to be checked on site prior to commencement of work any discrepancies reported to the Project Architects.  
 All materials and components are to be handled, stored, protected, handled and finished correctly in accordance with the manufacturer's recommendations.  
 © copyright SILVER JETTY LIMITED

Notes:



Existing Site Boundary

PS	03.04.2024	Boundary Boundary to Oakfield Farm adjusted	CJB
PT	03.05.2023	2 x Car park spaces provided	CJB
PI	24.02.2022	Planning	CJB
REV	0028	W020207018	W020207018

Powder Mill Lane

Leigh

Proposed Site Plan

1:250 @ A3

P-020	P3	
SJ 221207	CB	
06.02.2023	JA	
PLANNING		

**Proposed Site Plan**  
 Scale @ 1:250 @ A3







BOUNDARY PLAN



## **SERVICES**

Mains electricity and water connections we believe run down Powder Mill Lane and are readily accessible. Private Drainage will need to be provided by an appropriate Sewage Treatment Plant. **PLEASE NOTE:** None of these services or connections have been checked or tested.

## **BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

## **ACCESS**

Access will be directly from the Powder Mill Lane to the south which we believe to be a publicly adopted highway. **PLEASE NOTE:** A Highways Search has been submitted and will be available once returned.

## **METHOD OF SALE**

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. This site will be available with vacant possession upon completion.

## **PLANNING**

Planning Permission has been granted for the erection of a detached four bedroom dwelling, together with access and landscaping including a pond under planning reference number 23/00738/FUL – Sevenoaks District Council. There is a Community Infrastructure Levy to pay and this information and documentation is available on the Sevenoaks District Council Planning Portal or from the selling agents on request.

## **LOCAL AUTHORITY**

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ. 03000 41 41 41  
**Sevenoaks District Council**, Council Offices, Argyle Road, Sevenoaks, TN13 1HG. 01732 227000

## **TENURE**

The development site is registered as part of Title Numbers K366299 & K621109. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

## **PLANS**

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the development site boundaries prior to offering.

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. As far as we are aware there are no third-party Rights of Way over the property.

## **PHOTOGRAPHS**

The photographs within these particulars were taken in April 2024.

## **PURCHASER IDENTIFICATION**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

## **ACREAGES & MEASUREMENTS**

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

## **AGENT'S NOTE**

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

## **VIEWINGS**

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis or Tom Watson on the contact details below.

**BTF Partnership, Clockhouse Barn  
Canterbury Road, Challock, Ashford  
Kent TN25 4BJ  
Tel: 01233 740077  
Email: [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

## **GUIDE PRICE**

**OFFERS IN EXCESS OF £725,000**



Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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