STURSDON FARM
ROW DOW LANE

OTFORD near SEVENOAKS • KENT • TN15 6XN

A unique estate set in 34 acres of Downland countryside
Of interest to private purchasers and developers.
A rare opportunity to acquire an estate with equestrian and livestock facilities in an unspoilt location on the North Downs, sitting in an idyllic location surrounded by open fields and woodland extending to 34 acres with potential for redevelopment of the house subject to planning permission.

Background and site history
The estate known as Stursdon Farm has been within the ownership of the family since 1923. Currently the original bungalow sits on the plot which is surrounded by bluebell woods and open fields with far reaching and uninterrupted views to the vale of Holmesdale.

Location
The property sits on the edge of the popular village of Otford which is a vibrant village with a number of historic buildings including the remains of Otford Palace, also known as the Archbishop’s Palace which was owned by Henry VIII and of great historical interest.

The village sits at the foot of the picturesque North Downs with many popular walks and footpaths through the surrounding countryside. There are a number of boutique shops and tea room in the High Street with a variety of day to day shopping facilities just opposite on The Parade including a post office and convenience store.

There are a number of activities and clubs for all ages with recreation fields and the Memorial Hall where a number of functions are held throughout the year. The village has a doctor’s surgery and a dentist. There are several churches and a number of highly regarded schools both state and independent. Otford station provides services to London on the Victoria / Blackfriars line taking about 30 minutes.

Sevenoaks Town Centre is about 3 miles away with a wide range of shopping facilities including a sports centre, theatre / cinema complex, restaurants and a mainline station offering fast train services to London on the Charing Cross / Cannon Street line. There is easy access to the M25/M20 and all major networks.

The Property Available For Purchase
The whole estate is available for purchase as one, or it may be possible to divide the land into two or three sections.

Stursdon Farm
With an immediate setting of some 6 acres including; the garden, orchard with mature fruit trees, stabling and paddock. The accommodation at the house comprises:-

- Sitting room
- Dining room
- Kitchen
- 3 Bedrooms
- Family bathroom
- Workshop
- Veranda
- Music room

The Land
The woodland and Downland area, part of which is tended by the Kent Wildlife Trust extends to approximately 28 acres. Please note that a small area of the site is excluded from the sale as it is occupied by a mast owned by Arqiva Ltd this is shown on the attached site plan.

Services
Mains electricity; oil fired central heating and drainage to a septic tank.

None of the services have been tested, prospective purchasers should therefore satisfy themselves as to their overall condition prior to purchase.

Route to View
From Otford office proceed in a northerly direction passing the village pond on the right hand side. Turn right into Pilgrims Way East. Turn left onto Row Dow passing St. Michael’s School on the right hand side. Turn left at the cross roads and continue for a short distance where Stursdon Farm will be found on the left.

Planning for your future home
You may wish to alter or even redevelop the site. The Vendors are aware that some purchasers will wish to rebuild and therefore the planning process has started. If you are the successful purchaser your requirements could be incorporated into the designs (subject to agreement).
The following will give you some guidance:-

This area is within the Metropolitan Green Belt and also within the Area of Outstanding Natural Beauty. The relevant policies are contained at paragraph 145 of the National Planning Policy Framework. The policy allows for some new development in the Green Belt. Of relevance to Stursdon is the opportunity to redevelop. The National Policy states:-

‘The extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original building;

The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.’

The application of this policy is a matter of judgement in every case but Sevenoaks District Council have published a Supplementary Planning Document (2015) on this subject and it contains the following policy approach. Policy GB1 allows for limited extensions to dwellings in the Green Belt. This refers to the acceptance of additions up to 50% above the floorspace of the original dwelling. A similar 50% guide is indicated in GB4 which deals with replacement dwellings in the Green Belt.

Prospective purchasers must make their own enquiries of the planning authority but prospective purchasers are invited to discuss these matters with the planning consultants to the owners and you should contact Dr Robert Wickham (0207 222 4402 or 07949 730 597 (Mobile) karenpattenden@ibbettmosely.co.uk) or Will Kauffman BSc MSc (01732 459 388 or 07799 148 740 (Mobile) will@ibbettmosely.co.uk)

EPC
This will be instucted in the event that the existing house is to be retained.

Viewing Arrangements
All Viewings Strictly by Appointment with the Vendor’s Agent Ibbett Mosely Surveyors and Estate Agents.

For viewings and arrangements:-

Geraldine Higgins or Sue Tapsell
01959 522 164
otford@ibbettmosely.co.uk

For discussions on pricing, town planning and procedure:-

Dr. Robert Wickham FRICS MRPI
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