


# Newbarn Paddock, Cudham, Greater London

## Land for sale off Newbarn Lane, Cudham, TN14 7QH

# A secluded parcel of land with stunning views close to Central London

Newbarn Paddock presents an extremely desirable opportunity to escape the hustle and bustle, with 2.13 acres of secluded pasture land close to Central London.

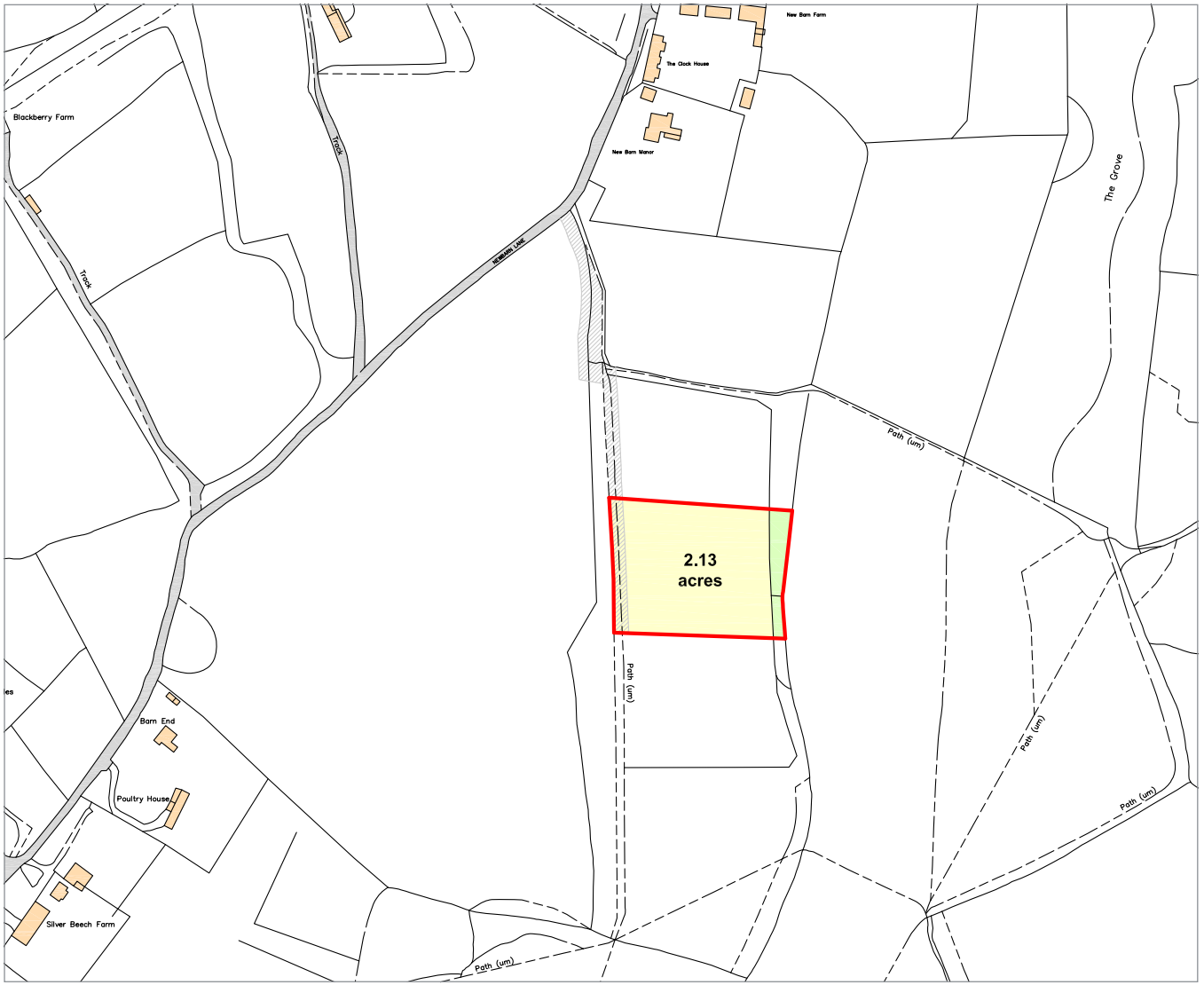
This attractive regular-shaped parcel slopes gently eastwards, providing picturesque views. It is largely well-defined, with stock-proof fencing along the northern boundary. Access is excellent, primarily via a hard-surfaced track leading from a double-gated entrance on Newbarn Lane.

A public footpath follows the western boundary, connecting the site with a network of scenic walking routes and the Kent Downs, providing plenty of opportunities to explore the beautiful countryside.

Situated in a private position just south of the sought-after village of Cudham, within the London Borough of Bromley, the land enjoys a semi-rural setting with convenient access to Orpington, Sevenoaks and Bromley, as well as London.

Given the land's enviable location, it's no wonder that property prices here are over double the national average, reflecting the desirability of the area as a place to own property – including land.

| Lot | Size | Guide Price |
|---|---|---|
| Newbarn Paddock | 2.13 acres | £98,000 |






## Location

- 1.5 miles to Biggin Hill
- 2.8 miles to Westerham
- 4.7 miles to Orpington
- 5.8 miles to Sevenoaks
- 7.3 miles to Bromley
- 8.7 miles to Croydon
- 16.4 miles to Central London

## Transport Links

- 2.5 miles to London Biggin Hill Airport
- 3.0 miles to the A21
- 3.3 miles to the M25 (J5)
- 4.1 miles to the A232
- 4.6 miles to Orpington Train Station *
- 14.6 miles to London Gatwick Airport

* Journey Times: 15 mins to London Bridge; 26 mins to London Charing Cross; 35 mins to London Cannon Street; 43 mins to London Victoria

The land is situated on the southern edge of Cudham, a beautiful and historic village within the London Borough of Bromley. It lies on the border with Kent, just 16 miles from Central London.

The village is highly sought-after with a great community centred around its highly-rated pub and village hall.

Cudham is surrounded by stunning countryside, offering a semi-rural lifestyle, yet is easily accessible to the larger towns of Orpington, Sevenoaks & Bromley.

These popular towns provide an abundance of independent and boutique shops, leisure and entertainment venues, cafés, bars and restaurants – offering something for everyone.

Each of these towns provide regular, fast and direct trains to several Central London locations and the London Underground network in as little as 15 minutes.

Lying inside the M25 means the land is well-connected to the wider motorway network and London Gatwick Airport.



Newbarn Paddock is a secluded block of attractive pasture land close to Central London.

## Land designation

The land is situated within the Metropolitan Green Belt. Any development or change of use would be subject to the appropriate permission.

## Planning History

There are no current or past planning applications on the land.

## Local Authority

London Borough of Bromley
www.bromley.gov.uk



The land pleasantly slopes in an easterly direction providing picturesque views.

## Land Values

Average pasture land prices within the region are **9% higher** than the national average. With a wide range of potential uses, agricultural land remains an attractive investment for a diverse range of buyers.

This is supported by the fact that **over the past five years, land values have risen by 25%** outperforming the residential property market.

## Property Prices

The land is situated within an extremely affluent area where property prices are **109% above** the national average *(Source: Zoopla)*.

These premium prices reflect the desirability of the area as a place to live and own property – including land.

## Method of Sale

The land is offered for sale by private treaty. The freehold is available with vacant possession on completion.


2.13
acres



Double-gated entrance on Newbarn Lane.



The land is accessed in the main via a well-made, hard-surface track.

## Access

The land is accessed via a double-gated entrance on Newbarn Lane. Full vehicular access is provided to the land, the majority of which is via a well-made, hard-surface track. If you require any further information, please call 01727 701303.

## what3words

what3words have divided the world into 3 metre squares and have given each square a unique combination of three words.

The gated entrance on Newbarn Lane can be found here – ///eagles.hook.ruby

The approximate location of Newbarn Paddock can be found here – ///maps.games.fixed

## Viewing

To arrange a viewing, please call 01727 701303 to speak to one of our experienced land consultants or email enquiries@vantageland.co.uk.


### The Property Misdescriptions Act 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes and distances are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.