





# THE BUTTS BEECHIN WOOD LANE, PLATT, SEVENOAKS, TN15 8QN

GUIDE PRICE £1,000,000

- **Versatile Property:** The main dwelling offers a spacious layout with adaptable internal storage areas, presenting various reconfiguration opportunities.
- **Additional Accommodation:** A detached one-bedroom annexe and a sizeable clubhouse with a garage offer potential for conversion into leisure facilities or additional living spaces.
  - **Generous Land Area:** Sitting on approximately 1.17 acres, the property features well-maintained gardens, a large shingled car park, and several outbuildings, including a toilet building and a log cabin.
- **Adjacent Woodland (GUIDE PRICE £250,000):** We are also inviting offers on the 12 acres of adjacent woodland, featuring a large level field, previously used for archery, presenting opportunities other than recreational use.
- **Development Potential:** The sellers are open to offers for the property, considering various options for development, including clearing the site for the construction of four or five detached homes, aligning with neighbouring developments.
  - **Desirable Location:** Situated in a tranquil setting down a quiet country lane, the property enjoys an elevated position on the rural outskirts of St. Mary's Platt, a highly sought-after village.
  - **Local Amenities:** The village offers a range of amenities including an Ofsted Good primary school, a charming pub (The Blue Anchor) serving food, a historic church, two recreational grounds, and numerous countryside footpaths.
- **Nearby Borough Green:** Approximately one mile away, Borough Green provides diverse amenities such as shops, restaurants, and coffee shops. Trains from Borough Green can reach London Bridge in as little as 37 minutes.
- **Proximity to Sevenoaks:** Just 8 miles distance, the town of Sevenoaks offers a wide array of independent shops, eateries, pubs, a theater, and excellent private and state schools.
- **Golfing Opportunities:** Golf enthusiasts have easy access to two nearby courses: Wrotham Heath Golf Club (around 3 minutes by car) and West Malling Golf Club (9 minutes away), boasting two 18-hole courses.









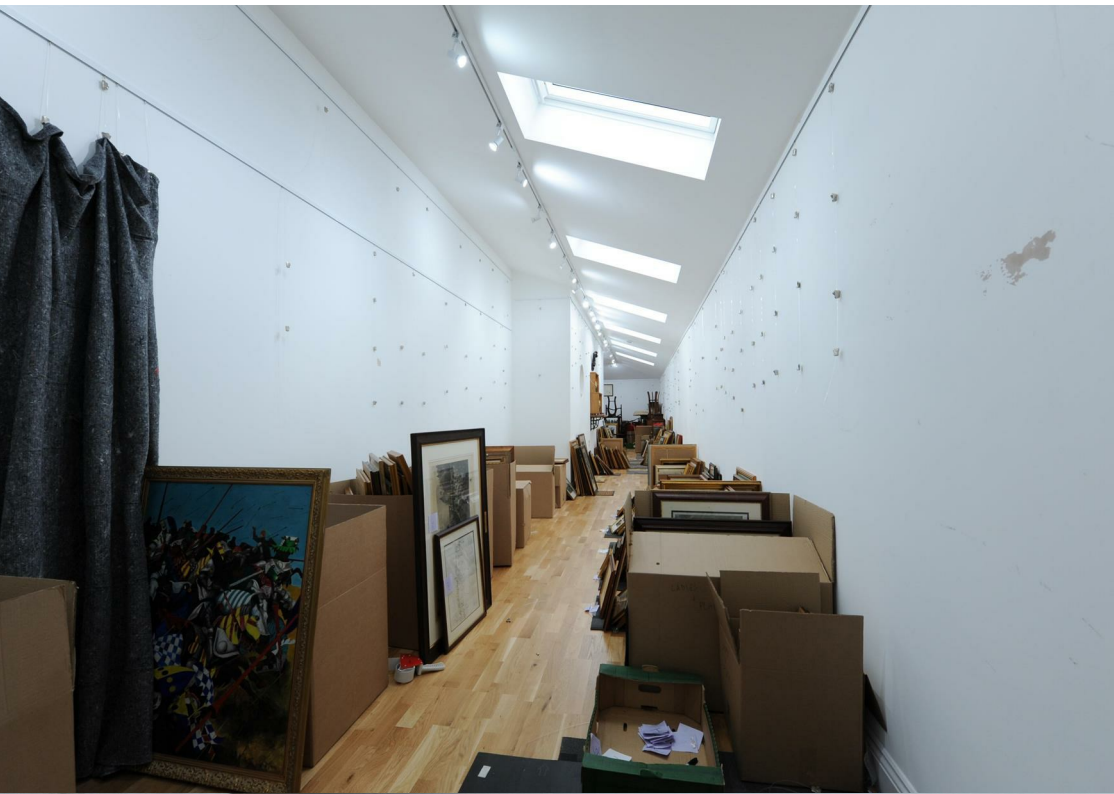
## ABOUT THIS HOME

OFFERS IN WRITING TO  
HOMES@RAFFERTYANDPICKARD.CO.UK BY  
WEDNESDAY 12th JUNE 2024 FOR THIS UNIQUE  
DEVELOPMENT OPPORTUNITY.

Explore the unique opportunity presented by this property nestled in rural St Mary's Platt. We are inviting written offers on an informal basis for this sizeable estate, situated on an elevated plot with picturesque views.

The main dwelling offers ample space and flexible layout options, with several internal storage areas ripe for reconfiguration (stp). Additionally, there's a detached one-bedroom annexe and a spacious clubhouse with a garage, offering potential for conversion into a leisure facility such as a gym or games room or maybe even another annexe or holiday let. Sitting on a plot of around 1.17 acres (tbv), the property boasts well-maintained gardens and a large shingled car park along with other outbuildings such as a toilet building and log cabin. Adjacent to the estate is approximately 12 acres of woodland incorporating a large level field, previously used for archery. The sellers will be submitting a pre-application planning request for demolition of all buildings and four or five new detached homes which sits in line with the neighbouring site who we understand have permission for 8 executive homes.

The main property is guided at £1million and the additional 12 acres (tbv) is guided at £250,000 but we expect buyers to do their own calculations and come to their own conclusions on value. The owners will consider all offers subject to contract including those subject to planning.





## USEFUL INFORMATION

### MAIN HOUSE

Gas, electricity, mains drains and water  
Council Tax Band G

### THE COTTAGE

Water, electricity, mains drains - no heating  
Council Tax Band A

### LOCAL AUTHORITY

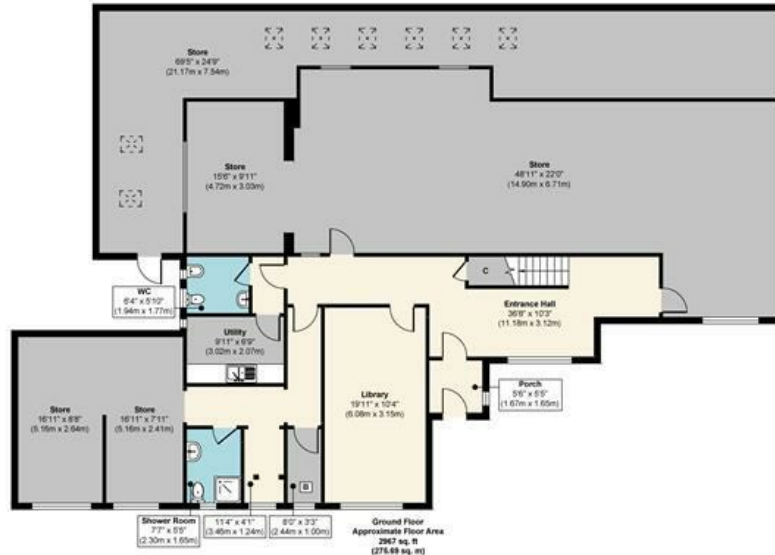
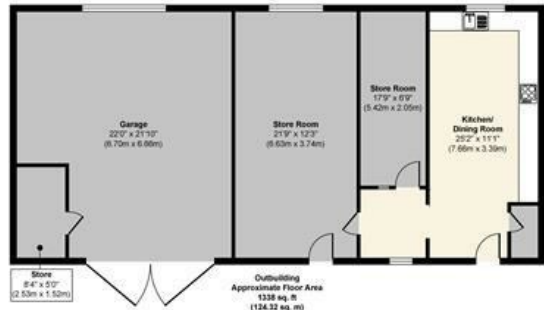
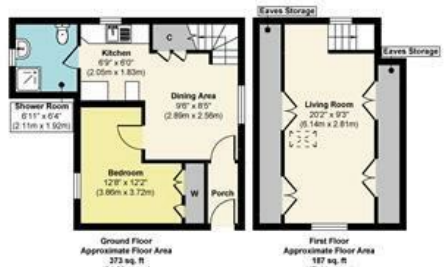
Tonbridge and Malling Borough Council

Telephone: 01732 844522

Email: [planning.applications@tmbc.gov.uk](mailto:planning.applications@tmbc.gov.uk)

The property is believed to be situated in the Metropolitan  
Green Belt





**Approx. Gross Internal Floor Area 7304 sq. ft / 678.75 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

The property is situated on a quiet country lane in an elevated position on the rural outskirts of St. Mary's Platt; a highly desirable village boasting an Ofsted Good primary school, a charming pub called The Blue Anchor which serves food, a historic church, two recreational grounds, and many country footpaths over the neighbouring countryside and woodland. Approximately one mile away lies Borough Green, offering a diverse array of amenities including shops, restaurants, takeaways, pubs, bars, churches, dental and medical practices, as well as the renowned Reynolds Retreat— a health club, country club, and spa. The village also hosts a popular primary school and benefits from a mainline station providing convenient access to London Bridge from 37 minutes.

Just 8 miles distance is the town of Sevenoaks, renowned for its wide range of independent shops, restaurants, pubs, theatre and great private and state schools. Golfers have two courses to choose from with Wrotham Heath Golf Club around 3 minutes away by car and West Malling Golf Club's two 18 hole courses just 9 minutes (3.8 miles) away.

For commuters, access to the M26 motorway is approximately 2 miles away, while the M20 motorway is reachable within just over 3 miles, enhancing connectivity to major road networks.





# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

