



**HAVEN FIELD, CUDHAM, GREATER LONDON**  
LAND FOR SALE OFF NEWBARN LANE, CUDHAM, TN14 7QH



## A SECLUDED PARCEL OF LAND INSIDE THE M25, JUST 16 MILES FROM CENTRAL LONDON

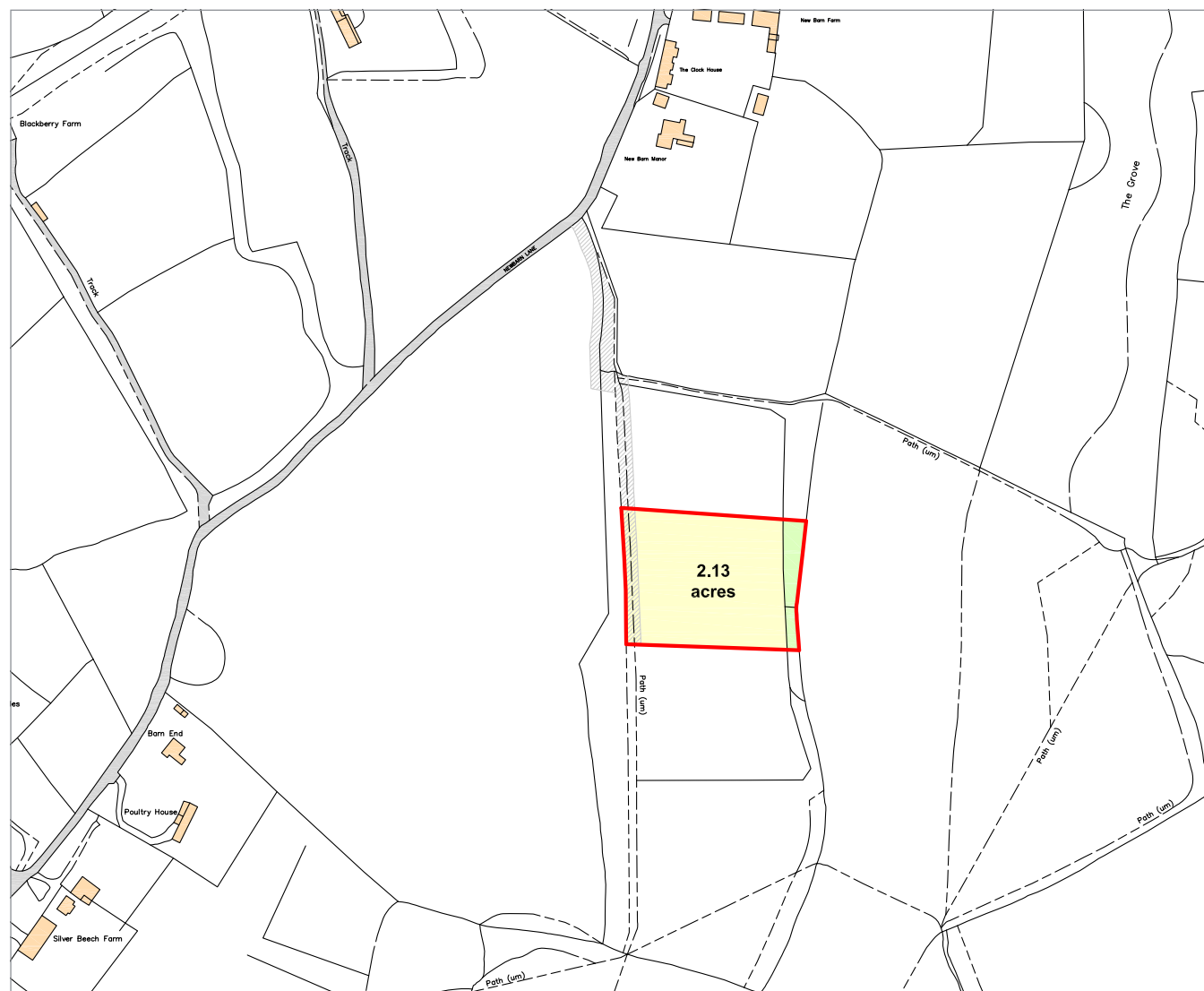
This a desirable opportunity for you to escape the hustle and bustle with this secluded block of attractive pasture land close to Central London.

The land is situated in a private location just south of the affluent village of Cudham, within the London Borough of Bromley. The quiet surroundings create a tranquil atmosphere and the land gently slopes in an easterly direction offering picturesque views.

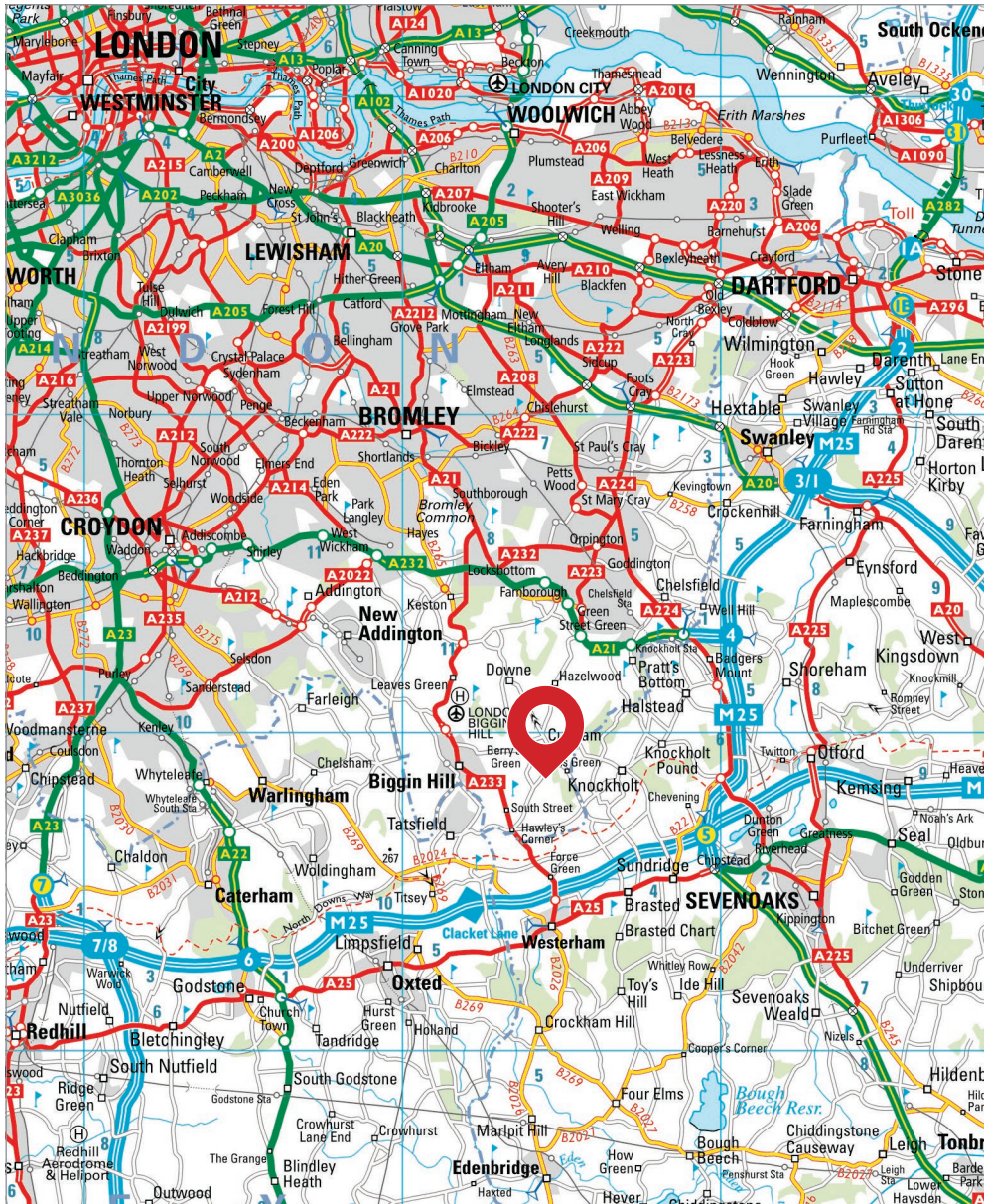
Access is excellent, primarily via a hard-surface track leading from a double-gated entrance on Newbarn Lane.

This idyllic location enjoys a semi-rural setting yet remains well-connected to larger towns like Orpington, Sevenoaks and Bromley, as well as the city of London.

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



Lot	Size	Guide Price
Haven Field	2.13 acres	£110,000



## 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

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.

## 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

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.

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

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



## LAND DESIGNATION

The land is situated within the Metropolitan Green Belt and a Site of Importance for Nature Conservation. Any development or change of use would be subject to the appropriate permission.

## LOCAL AUTHORITY

London Borough of Bromley  
[www.bromley.gov.uk](http://www.bromley.gov.uk)

## PROPERTY PRICES

The land is situated within an affluent area. Property prices in Cudham are 97% above the national average (*Source: Zoopla*).

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



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





A secluded block of attractive pasture land close to Central London.

## LAND VALUES

**Pasture land prices in the region are 14% higher than the average as land values rose again last year**, despite numerous challenges in the local market & global economy. This once again shows the inherent resilience of agricultural land as a tangible asset.

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, **in the past 5 years, land values have risen by 31%**, outperforming the FTSE 100, UK property prices and interest from savings in the bank.

These rises are driven by historically low levels of land availability, as demand continues to outstrip supply.

## METHOD OF SALE

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









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](https://eagles.hook.ruby)

The approximate location of Haven Field can be found here – [///visits.crowd.admit](https://visits.crowd.admit)

## VIEWING

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

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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