

Hatton House, Sevenoaks AEC

Bradbourne Road, Sevenoaks, Kent,
TN13 3QN

September 2025



*Indicative boundary



Executive Summary

JLL is delighted to present an attractive residential development opportunity, situated in a **desirable Sevenoaks** location.

- Site area extends to approximately **1.77 acres** (0.72 ha) with the existing building on site measuring c.14,067 sq. ft
- Located in the thriving town of **Sevenoaks**, Kent, within the jurisdiction of **Sevenoaks District Council**
- Benefits from a **positive pre-app** response for **21 residential units** including the re-development of the existing building and additional new build housing
- Situated in attractive and **sustainable location, with excellent transport connections**
- Planning **Use Class F1(a)**, defined as educational use
- Sold with **Vacant Possession**

Proposal

Offers are invited for the freehold interest on both an Unconditional and Subject to Planning basis and exclusive of VAT.



Location

Hatton House is located just 0.9 miles from both Sevenoaks railway station and Sevenoaks town centre. Sevenoaks is a town in Kent, located circa 8 miles to the north of Tunbridge Wells, c. 18 miles west of Maidstone and 25 miles south east of London.

Sevenoaks benefits from a mainline train station serviced by Southeastern railways providing direct rail services to London Charing Cross (34 mins), London Bridge (26 mins) and Tunbridge Wells (21 mins). Sevenoaks is also excellently situated for the road network, with Junction 5 of the M26 located a c. 8-minute drive from the subject property.

In terms of air travel, Gatwick Airport is c. 30 miles (32 mins) to the south west and offers a wide range of international and domestic destinations.

Due to its prime, commutable positioning, Sevenoaks is a desirable location to reside in. The town centre offers a comprehensive range of retail amenities including the Bligh's shopping centre and Sevenoaks High Street with its mix of national chains and independent boutiques. The town also holds regular farmers' markets and offers excellent recreational facilities including Sevenoaks Rugby Club, Sevenoaks Hockey Club, Knole Park Golf Club, and Sevenoaks Leisure Centre. The historic Knole House and its 1,000-acre deer park is located a 10-minute drive from the site.



Connectivity

By Train from Sevenoaks station:

Destination	Journey Time
Tunbridge Wells	21 minutes
London Bridge	26 minutes
London Charing Cross	34 minutes
Ramsgate	1 hour 37 minutes

By car from TN13 3QN:

Destination	Journey Time
M26 (J5)	8 minutes
Tunbridge Wells	20 minutes
Gatwick Airport	32 minutes
Maidstone	35 minutes



Property Description



The site is located on Bradbourne Road and falls within the administrative boundary of the Sevenoaks District Council and Sevenoaks Town Council. The site sits within an established residential area and currently comprises the Sevenoaks Adult Education Centre, housed in a building ("Hatton House"). Hatton House was originally constructed in 1874 as a private residence, with associated outbuildings and parking. The building has historically been used for educational purposes and the lawful use of the building is considered as Class F1(a), defined as educational use. The property has direct vehicular and pedestrian access via Bradbourne Road, to the north of the site.



Accommodation

The Property offers c.14,000 sq ft of substantial accommodation across three floors plus a basement, totalling approximately 14 principal rooms. The ground floor provides excellent entertaining and reception space with a large refectory space and multiple classrooms currently configured as flexible living areas. The first floor has four generously proportioned rooms, while the second floor offers six additional rooms.

The property benefits from a basement with boiler room and includes comprehensive facilities throughout. The expansive grounds feature extensive parking areas, mature gardens, and two additional timber-framed buildings, formerly used for teaching purposes.



Planning Summary

The site is located within Flood Zone 1 and has a low risk of flooding.

Hatton House falls within Sevenoaks District, which is in the process of preparing a new Local Plan (2040). An updated timetable for the Local Development Scheme was approved by Cabinet in February 2025 and is as follows:

Regulation 18 consultation: expected Autumn 2025

Regulation 19 publication: Summer 2026

Submission to the Planning Inspectorate for Examination: c. end of 2026

BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This dictates that developers should deliver a BNG of 10% on site so that a development will result in more or better-quality natural habitat than there was before the development.

Affordable Housing

Under the Current Local Plan, the Affordable Housing Requirement is 40% on developments over 15 units, 30% on developments between 10-14 units and 20% on developments for 5-9 units. A financial contribution equivalent to 10% affordable housing is required for developments of less than 5 dwellings.

The Property offers exceptional potential to deliver an exclusive and high-quality residential-led development in an attractive prime Sevenoaks location. Sevenoaks benefits from a wide range of amenity offerings and good-quality primary and secondary schools.

Community Infrastructure Levy (CIL)

Sevenoaks District Council adopted its CIL charging schedule on 1st April 2014. The site sits within Residential Area A charging band, where the current rate as of 1st January 2025 is £205.50 per sqm.

Article 4 Direction- Heritage Protection

Hatton House is subject to an Article 4 Direction under the Town and Country Planning Order 2015. This removes permitted development rights for demolition, meaning full planning permission is required to demolish any buildings on site.

Designations and Site Constraints



Located within Sevenoaks District Council



Footpath 51 crosses the Property from north east to south west



Hatton House is defined as a 'heritage asset'



Not situated within a Conservation Area



Pre-App Response

Sevenoaks District Council has provided **favourable pre-application** advice for the proposed residential development, indicating the scheme **does comply with current planning policy and has the potential to be granted planning permission**, subject to minor design amendments and additional documentation

Prime Location Benefits:

- Located within Sevenoaks Urban Area confines - the principal focus for development in the district
- 15-minute walk to Bat and Ball Station and a 20-minute walk to the main Sevenoaks Station
- Close proximity to schools, services, and amenities

Development Proposal:

- 21 residential units (mix of 1 and 2-bedroom homes)
- Conversion of locally listed Maywood building (8 apartments) plus 2-unit annexe
- New build apartment block (11 units)
- 26 parking spaces provided (exceeding requirements)

Heritage & Design:

- Conversion approach "would be supported" as it preserves the building's character
- New apartment building design considered "suitable" and appropriately subservient to main building

Policy Compliance:

- Loss of existing use justified due to withdrawal of Adult Skills Fund making operation financially unviable
- Site identified as opportunity site in Sevenoaks Town Neighbourhood Plan (2023)
- Housing mix aligns with local demand for 1- and 2-bedroom units



Method of Sale

- The freehold interest is offered for sale by way of informal tender
- Offers are invited for the freehold interest on an unconditional or subject to planning basis only and should be submitted electronically to George Killen and Flo Thornhill at JLL
- A bid date will be set during marketing and circulated to all interested parties
- Bidders will be required to complete a Bid Proforma and will be asked to explicitly state their assumptions in producing their offer. The Bid Proforma will be made available within the dataroom during the marketing period
- Bidders should provide full details of the financial aspects of their offer including timing of payment and proof of funding for the transaction
- Bidders should note that the vendor reserves the right not to select the highest or any offer received



Tenure

The Property is held freehold under title number K950181 and the red line disposal boundary will be carved out of the existing title.

VAT

The Property is not elected for VAT.

Viewings

Viewings are strictly through JLL only. Set viewing days will be announced during the marketing period.

AML

In accordance with Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor on the source of funds used to complete the transaction.

Services

Prospective purchasers must satisfy themselves in respect of the provision and capacity of all services and drainage and should rely on their own enquiries with the relevant statutory undertakers.

EPC

The residential element of the Property has an EPC rating of D (81). This can be found in the dataroom.

Data Room

A data room has been compiled to assist interested parties in formulating their proposal for the site. Buyers are encouraged to undertake their own due diligence in advance of submitting a proposal.

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