

SOUTH EAST DEVELOPMENT SEVENOAKS



SAVILLS DEVELOPMENT 2025 DEALS

The Savills Sevenoaks Development team transacted on 18 deals with capacity for 1,506 units with a total land value of £151 million.

Unlocking the best value at every stage of your development lifecycle.



LAND AT WALSTED GRANGE

Date November 2025
Location Lindfield, Mid Sussex
Existing use Grazing / amenity land
Size 16.4 acres / 6.6 hectares
Summary Acting for the landowner, negotiated a promotion agreement with Gladman, who secured permission on appeal for 90 homes (30% affordable). The site was sold unconditionally to Crest Nicholson via open-market tender, completing ahead of budget.



SWANSCOMBE DEVELOPMENT LLP

Date June 2025
Location Swanscombe Peninsula, Kent
Existing use Former cement works, industrial estate and peninsula land
Size Approx. 372 acres / 150 hectares
Summary Income-producing industrial estate with a peninsula subject to environmental maintenance for cement kiln dust leachate. A lapsed entertainment-resort option offered no prospect of renewal. Instructed to secure an unconditional sale at best value.



SEGHERS PLACE

Date November 2025
Location Uckfield, East Sussex
Existing use November 2025
Size 66 net acres / 26 hectares
Summary Instructed by Welbeck Strategic Land to sell Phase Two, which held outline consent. Agreed conditional sale to Barratt Redrow and secured reserved matters for 750 homes, a supermarket, commercial uses, and a school. One of the largest East Sussex transactions, delivered despite significant technical, legal, and planning complexities.



LAND AT KENWARD ROAD

Date June 2025
Location Yalding, Maidstone
Existing use Two parcels of agricultural land
Size 22.87 acres / 9.26 hectares
Summary Promoted to Local Plan adoption with the appeal secured. Marketed with outline consent for 112 homes (45 affordable). The site was purchased by Fernham Homes.



LAND SOUTH OF BUCKLAND ROAD

Date June 2025
Location Cliffe Woods, Medway
Existing use Agricultural land
Size 6.2 acres / 2.5 hectares
Summary After selling the wider landholding to Redrow, the landowner retained land with planning potential. We negotiated a conditional 'subject to planning' sale to Redrow, who secured consent for 44 homes.



LAND AT MOAT ROAD

Date September 2025
Location Headcorn, Maidstone
Existing use Undeveloped agricultural field
Size 18.3 acres / 7.40 hectares
Summary Following a promotion agreement with Catesby, which secured consent for 115 units, we achieved an unconditional sale. Barratt Redrow proceeded with a simultaneous exchange and completion after an open-market informal tender.

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DISPOSAL

QUINTON COURT

Date March 2025
Location Sevenoaks
Existing use Office
Size 8,576 sq. ft (NIA)
Summary After securing a tenant in 2024, we were instructed to sell the property generating £300,000 per annum. It was sold by auction to a private individual.



DISPOSAL

MARTELLO LAKES PARCEL FIVE

Date December 2025
Location Martello Lakes, Folkestone & Hythe
Existing use Former quarry
Size Approx. 7.70 acres / 3.12 hectares
Summary A fully serviced parcel for c.135 dwellings (22% affordable) was sold, subject to site servicing to Barratt Redrow as part of a wider mixed-use outline scheme exceeding 1,000 homes.



DISPOSAL

HADLOW MANOR HOTEL

Date July 2025
Location Hadlow, Tonbridge & Malling
Existing use Former hotel
Size 4.86 acres / 1.96 hectares
Summary Unconditional sale following the vendor's planning consent to convert the listed main building into flats and construct six detached houses within the grounds.



DISPOSAL

APPLE PIE FARM

Date October 2025
Location Benenden, Tunbridge Wells
Existing use Commercial, storage and residential dwellings
Size 2.45 acres / 0.99 hectares
Summary A complex of former agricultural buildings converted to commercial use, including storage containers, sold subject to the vendor taking new FRI leases on completion.



DISPOSAL

SUSSEX HOUSE

Date May 2025
Location Haywards Heath, Mid Sussex
Existing use 1970's office buildings and retail units
Size 2 acres / 0.80 hectares
Summary With the office lease nearing a break and the retail units on short-term agreements, future use options were reviewed. Following a supermarket pre-application, the property was sold to Aldi.



DISPOSAL

64 HENWOOD GREEN ROAD

Date January 2025
Location Pembury, Tunbridge Wells
Existing use Detached bungalow with a large wraparound garden
Size 0.85 acres / 0.34 hectares
Summary Following planning permission for four residential dwellings, including extensions and alterations to the existing bungalow, an unconditional sale was agreed with a local developer.

Strategic Land

The Sevenoaks office has been involved with advising clients on numerous promotion, option and hybrid agreements along with Joint Ventures for both residential and commercial development.

Recent examples include:

Horsham

Promotion agreement
Estimated 110 dwellings

Westerham

Promotion agreement
Estimated 225 dwellings

Bexhill

Promotion Agreement
Estimated 110 dwellings

Epsom

Promotion agreement
Estimated 100 dwellings

SOUTH EAST DEVELOPMENT SEVENOAKS



SAVILLS SEVENOAKS DEVELOPMENT TEAM

We understand how to unlock the best value and opportunities for your development.

As the only UK property consultant who can support you through the entire development lifecycle, we have specialists in every sector, collaborating across the globe to tailor their expertise and deliver your vision.



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