

- Cleared 0.62 acre site
- Situated in the delightful Hamlet of Hodsoll Street
- Potential for development (STP)
- Planning granted for replacement public house & garage
- Closing date for offers 27 March 2026
- OFFERS INVITED

**CLEARED SITE
FOR SALE**



DRAKE
& COMPANY

The Green Man
Hodsoll Street
New Ash Green
SEVENOAKS
TN15 7LE

LOCATION

The rural hamlet of Hodsoll Street is situated in the parish of Ash-cum-Ridley which has a resident population of 7,000 and is located just south of the village of Culverstone Green, 7 miles north east of Sevenoaks. The site of the former pub is in the centre of the hamlet, overlooking a small green.

PROPERTY

Following a significant fire the previous building was demolished leaving a cleared site. From our inspection, and digital mapping, the property provides the following areas:

Site Area 0.62 acre 2,509 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

DEVELOPMENT POTENTIAL

In our view there is excellent development potential, subject to planning.

PLANNING PERMISSION

Interested parties are advised that planning permission was granted on 25 April 2025 for the demolition of the existing garage and storage building and construction of a replacement public house and garage. A copy of the plans and consent can be downloaded by following [this link](#).

ASSET OF COMMUNITY VALUE

Interested parties are advised that the former pub is listed as an Asset of Community Value. The local authority has received a formal intention to bid, which has triggered a six-month moratorium which ends on 24 March 2026.





LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

We are instructed to invite **unconditional offers** for the benefit of our client's freehold interest with vacant possession. VAT will be charged, where applicable, at the prevailing rate.

VIRTUAL VIEWING

[Click here for virtual viewing.](#)

CLOSING DATE

Our client has set a closing date for offers of **27 March 2026**. For further information contact sole agents:

Warren Drake - 020 7495 7500
warren@drakeproperty.co.uk

drakeproperty.co.uk

4th Floor, 49 St James's Street, London, SW1A 1AH



Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.

2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

3) The Vendor does not make or give any representations or warranties in respect of the property.

4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.

5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.