



HILDERS FARM

Hilders Lane Edenbridge Kent TN8 6LQ

LAND & NEW HOMES
**Robert
Leech.** 



Plot 1 & 2



Plot 3



Plot 4



Computer Generated Images

An unprecedented opportunity providing 11x custom-build plots (3 already reserved) with far reaching views on an old farm setting. Within the borough of Sevenoaks, these 11 generous plots allow purchasers the once in a lifetime opportunity to build their own home in accordance with Design Guide created by Novo.

This wonderful development offers an outstanding location in which to create a beautiful 'turn-key' residence to the buyers specification in collaboration with an award-winning bespoke developer – NOVO Land & Development.



Plot 5

CUSTOM BUILD EXPLAINED

Custom build homes are a form of buying a home that allows you design input to create your own unique property whilst being fully supported throughout the process. Custom build homes are designed for our clients who want to be involved in the design and finish of their home but would prefer working in partnership with the developer who will oversee the build and construction to the point of completions. Together, you will choose the finishes, fixtures and fittings that will make your new bespoke home.

KEY BENEFITS OF CUSTOM BUILD

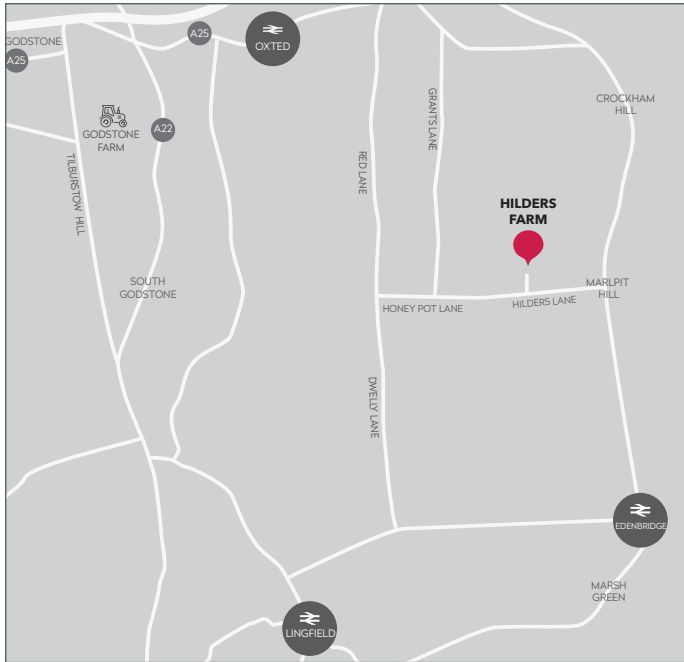
- Saving in stamp duty – you only pay the stamp duty on the plot price, not the end value.
- Have your home designed to how you want it within the guidelines of the design code.
- Design the layout that suits your needs and requirements.
- Plan your kitchen, bathrooms, floors, walls, garden and landscaping and all finishes exactly as you wish to.
- Live in a highly energy efficient home with whatever renewable energy source you choose, leading to hugely reduced energy costs compared to a second-hand home.
- Relax with the comfort of a 10-year structural warranty with your property.
- No CIL charge is due on a self or custom build property.
- You can install the very latest technology neatly without the need for expensive retrofitting in second hand homes.
- All plots are serviced – Saving you money on utility & drainage connections.

Virtual Walk Through



Scan QR code for a virtual walk through of Hilders Farm





Hilders Farm is situated in a rural location close to the village of Edenbridge, a historic town in the Sevenoaks district of Kent. Located on the border of Kent and Surrey, Edenbridge offers unrivalled access to surrounding greenbelt countryside whilst enjoying all the amenities of a larger semi-rural town.

Edenbridge Town has a great selection of chain and independent shops and restaurants. Served by two mainline train stations Edenbridge offers easy access to Redhill, East Croydon and London Bridge. Gatwick Airport is nearby.

PRICE & AVAILABILITY

Plot 1	Semi Detached	1600 sq.ft	£875,000
Plot 2	Semi Detached	1600 sq.ft	£875,000
Plot 3	Reserved		
Plot 4	Detached	2480 sq.ft	£1,250,000
Plot 5	Detached	2480 sq.ft	£1,250,000
Plot 6	Detached	4245 sq.ft	£2,050,000
Plot 7	Reserved		
Plot 8	Detached	2750 sq.ft	£1,425,000
Plot 9	Detached	3000 sq.ft	£1,550,000
Plot 10	Reserved		
Plot 11	Detached	2500 sq.ft	£1,325,000

PRICES CORRECT: 08/04/24



Disclaimer: Certain details may have changed since printing. We would like to point out that the computer generated images, floor plans, layout, pictures and photographs are for guidance/illustrative purposes only. This specification does not constitute a part of any contract. Robert Leech Estate Agents / NOVO Developments reserve the right to make alterations to the specification of the property at any time during the course of construction, without prior notice.

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