

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks, Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Property Information

Freehold Commercial & Residential Development Opportunity

- Of interest to developers & owner occupiers
- Vacant ground floor shop with large separately-accessed vacant 2-bed maisonette on the first & second floors
- Approx. 151.42 sq m (1,630 sq ft)
- Includes large site to the rear for parking
- Nearby occupiers include Costa Coffee, Co-op Food, Lloyds Pharmacy, Borough Green Post Office and a range of local businesses
- VAT not applicable

Lot

2

Auction

30th October 2025

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles

6 miles north-east of Sevenoaks, 15 miles north of Tunbridge Wells, 33 miles south-east of London

Roads

A227, A25, M26

Rail

Borough Green & Wrotham Station, Kemsing Station

Air

London City Airport, London Gatwick Airport

Situation

The property is prominently situated on High Street, between Western Road and Sevenoaks Road. Nearby occupiers include Costa Coffee, Co-op Food, Lloyds Pharmacy, Borough Green Post Office and a range of local businesses.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a ground floor shop with a separately-accessed 2-bed maisonette arranged on first and second floor. The property benefits from a large car park to the rear, which can be accessed via Western Road and has space for approximately 8-10 cars.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant |
|--------------|--|----------------------------|-----------------------------|--------|
| Ground | Retail/Store | 50.16 | (540) | VACANT |
| First/Second | Residential maisonette - 2 beds, living room, kitchen & bathroom | 101.26 | (1,090) | VACANT |
| Total | | 151.42 | (1,630) | |

NB: Please note that there is a restriction on funeral use for this property - please see the legal pack for details.

**Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

**Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks, Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

**Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks,
Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



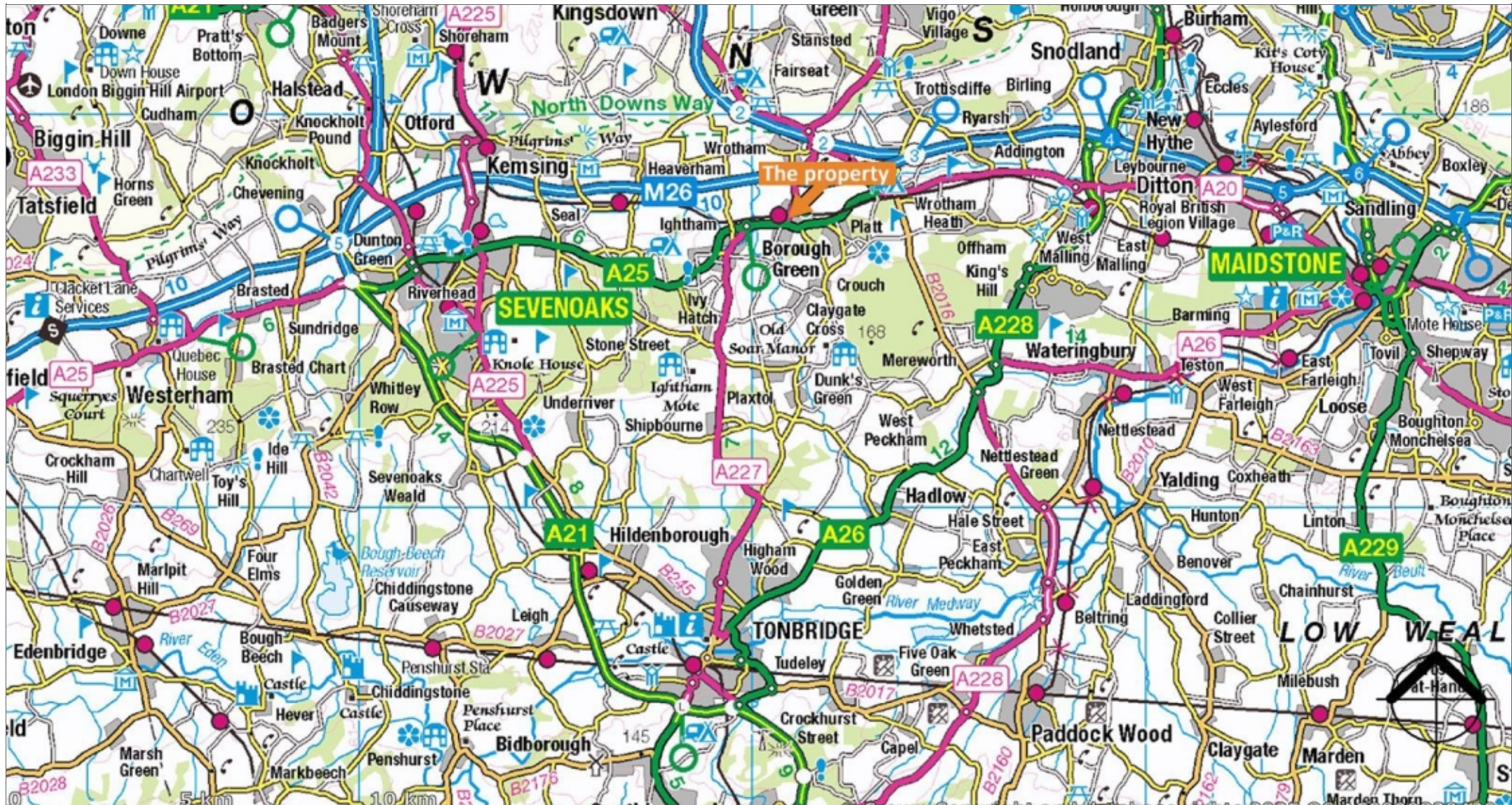
Lot 2, 21 High Street, Borough Green, Nr Sevenoaks, Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Lot 2, 21 High Street, Borough Green, Nr Sevenoaks, Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Freehold Commercial & Residential Development Opportunity

www.acuitus.co.uk

Lot 2, 21 High Street, Borough Green, Nr Sevenoaks, Kent TN15 8BT

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

David Margolis
+44 (0)20 7034 4862
+44 (0)7930 484 440
david.margolis@acuitus.co.uk

Anjali Sawali
+44 (0)20 7034 4854
+44 (0)7854 316 621
anjali.sawali@acuitus.co.uk

Seller's Solicitors

Keystone Law
48 Chancery Lane
London
WC2A 1JF

James Daglish
+442033193700
james.daglish@keystonelaw.co.uk

Spencer Grimshaw
020 3319 3700
spencer.grimshaw@keystonelaw.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024