



**SUTTON COURT, MAIN ROAD
SUTTON AT HONE, DARTFORD
KENT, DA4 9HA**

Ibbett Mosely

BY DIRECTION OF THE PAROCHIAL CHURCH COUNCIL OF ST JOHN THE BAPTIST SUTTON-AT-HONE

A rare opportunity to acquire this distinguished late-nineteenth-century property, suitable for a variety of uses. Sutton Court could return to its original role as an impressive private residence or the current community use could be continued and accommodate a nursery or other educational facility. There is the opportunity to implement the planning consent granted for conversion into 4 spacious flats and a separate dwelling.

Sutton-at-Hone is an ideal location, enjoying the benefits of a rural village alongside superb transport links.

Single dwelling (opportunity for conversion): Guide Price £250,000

Sutton Court and the single dwelling: Guide Price £800,000

Features at a glance

- unique historic property in the local area
- late-nineteenth-century construction with distinctive brickwork
- unlisted
- situated close to public transport links including the M25 and Ebbsfleet International
- easy access to central London (21 miles away) and Sevenoaks (14 miles away)
- excellent local schools
- planning consent granted for development

Location

Sutton Court fronts onto the Main Road of Sutton-at-Hone in the heart of the village, near to local shops and other amenities. Sutton-at-Hone is a popular commuter location, and the property sits three-quarters of a mile from Farningham Road railway station, with regular 45-minute access to London Victoria. Ebbsfleet International railway station is 5 miles away, offering a service to London St Pancras in under 20 minutes. The M25, M20, A2 and A20 are within 3 miles.

The property is situated close to local shops, library, and other amenities in Sutton-at-Hone. Beyond the village are fields, with good public footpaths for walkers, and the Grade I listed parish church of St John's Sutton-at-Hone. Bluewater shopping centre is nearby, and there is access within half an hour to Sevenoaks, Rochester, Chatham and Grays.

There are a large number of excellent primary and secondary schools in the nearby area. The local Dartford Boys' Grammar School and Dartford Girls' Grammar School are both OFSTED outstanding, with Dartford Boys' ranking fourth best state secondary in the south-east by The Sunday Times. Sutton-at-Hone itself has a sought-after Church of England Primary School.

Vehicular access to the property is obtained at the rear, off Church Road.

Description and Opportunities

Planning permission was granted on the 27th of November 2025 for change of use from Community Use to 4 flats and one dwelling with parking and access from Church Road together with cycle and bin stores (Reference DA/25/00830/FUL).

Sutton Court could revert to its original historic use as a single distinguished residence or continue to provide accommodation for community or educational use.

Interested purchasers are invited to discuss options with the retained consultants.

There is further land to the South, which is intended for high quality residential development, set in the arboraceous environment.

Method of Sale

ONE DEVELOPMENT OR DIVISION IS POSSIBLE

The property can be purchased as one. As an alternative, the house at the rear can be acquired separately, but only if bought simultaneously with the sale of Sutton Court.

Planning

The separate house is an ideal opportunity for a first or second home. This will require some renovation work to provide a 2-bedroom home with two reception rooms.

The consented conversion of Sutton Court will provide two self-contained flats on the Ground Floor. The First Floor is already a high-quality flat with two bedrooms. The Top Floor would provide one flat with consent for extension so could be a one or two bedroom home.

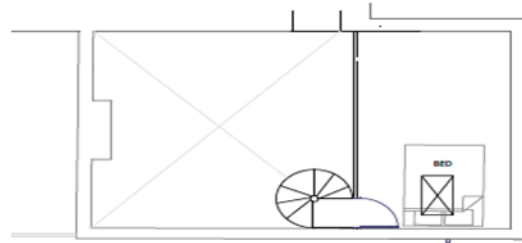
Plans are attached showing the extent of the consent for conversion and development. The location plan shows the consented site edged in red. It should be noted that as the plans emerge on the land to the South, there may be some variation to boundaries and parking arrangements which will be fully discussed with the purchaser. Indeed, the vendors are open to discussions on the future of the additional area. Planning applications will be submitted in the near future.

Contact to discuss

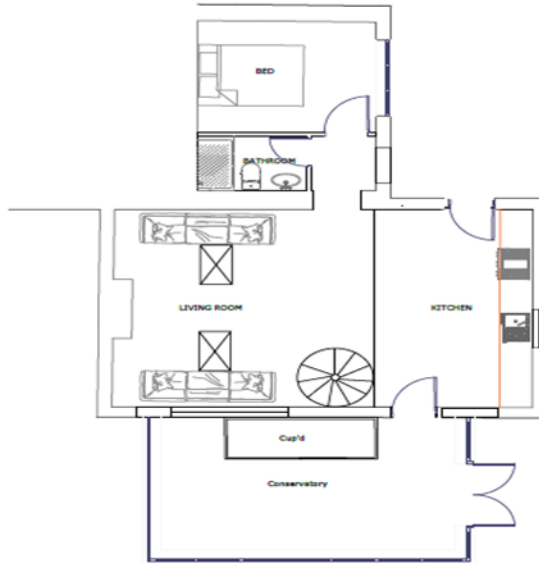
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FIRST FLOOR MEZZANINE- DWELLING



GROUND FLOOR - DWELLING



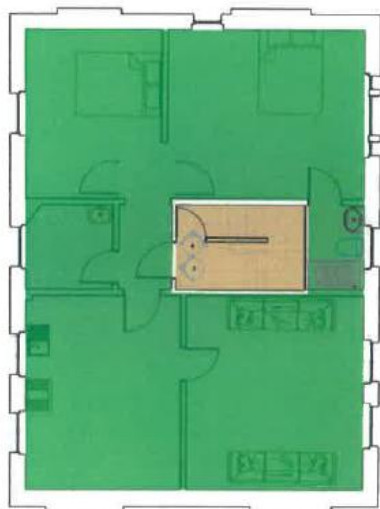
GROUND FLOOR - FLATS

Revision	Date	Description

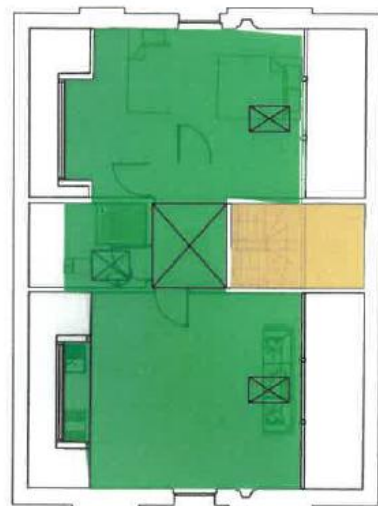
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Drawing No.	37382/MB/P.05A
Scale	1:100 @A3
Drawn By	DPP
Date	14/11/25

Project Title	Sutton Court
Drawing Title	Proposed Floor plan



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



Revision	Date	Description	IBBETT MOSELY LLP 125 High Street Sevenoaks, Kent TN15 7LJ Tel: 01732 473246 Fax: 01732 740910		Drawing No.	Project Title
					37.562 /MB /F.dwg	button court
					Scale	1:100 @A5
					Drawn By	J-H
					Date	14/11/24
						Drawing Title
						Proposed first and second floor plans



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