

btf

Land & Property Experts



**LITTLE SOUTHERNDEN FARM
GRIGG LANE · HEADCORN · ASHFORD · KENT TN27 9LP**

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Headcorn	-	3 miles
Cranbrook	-	10 miles
Tenterden	-	11 miles
Maidstone	-	12 miles
Ashford	-	13 miles

A smallholding with potential located in rural yet accessible location at the end of a private drive. Includes a detached farmhouse, a significant range of farm buildings, barns & stables, riding arena, ponds, grazing and arable land. Extending to a total of approximately 51.77 acres.

- Detached 3 bedroom Farmhouse in need of modernisation throughout
- Range of buildings with class Q consent but potential for commercial development
- Equestrian facilities and good sized yard
- Grazing land and riding arena - 7.85 acres
- Arable land, woodland & ponds - 42 acres
- Biodiversity potential
- Further land available subject to negotiation

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: - £1,450,000

**VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership, Clockhouse Barn, Canterbury Road,
Challock, Ashford, Kent TN25 4BJ
01233 740077 - challock@btfpartnership.co.uk**

LOCATION

Little Southernden Farm is located off Grigg Lane, some 3 miles north east of the village of Headcorn. Headcorn has a good range of amenities and facilities including a post office, medical centre, Sainsburys supermarket and a mainline station with connections to central London in approximately an hour.

The nearby towns of Maidstone and Ashford have a full range of social, recreational, and educational facilities with good rail connections and good road links via the M20 to the rest of the country. Ashford provides an international rail link with easy access into London (37 minutes) and the continent.

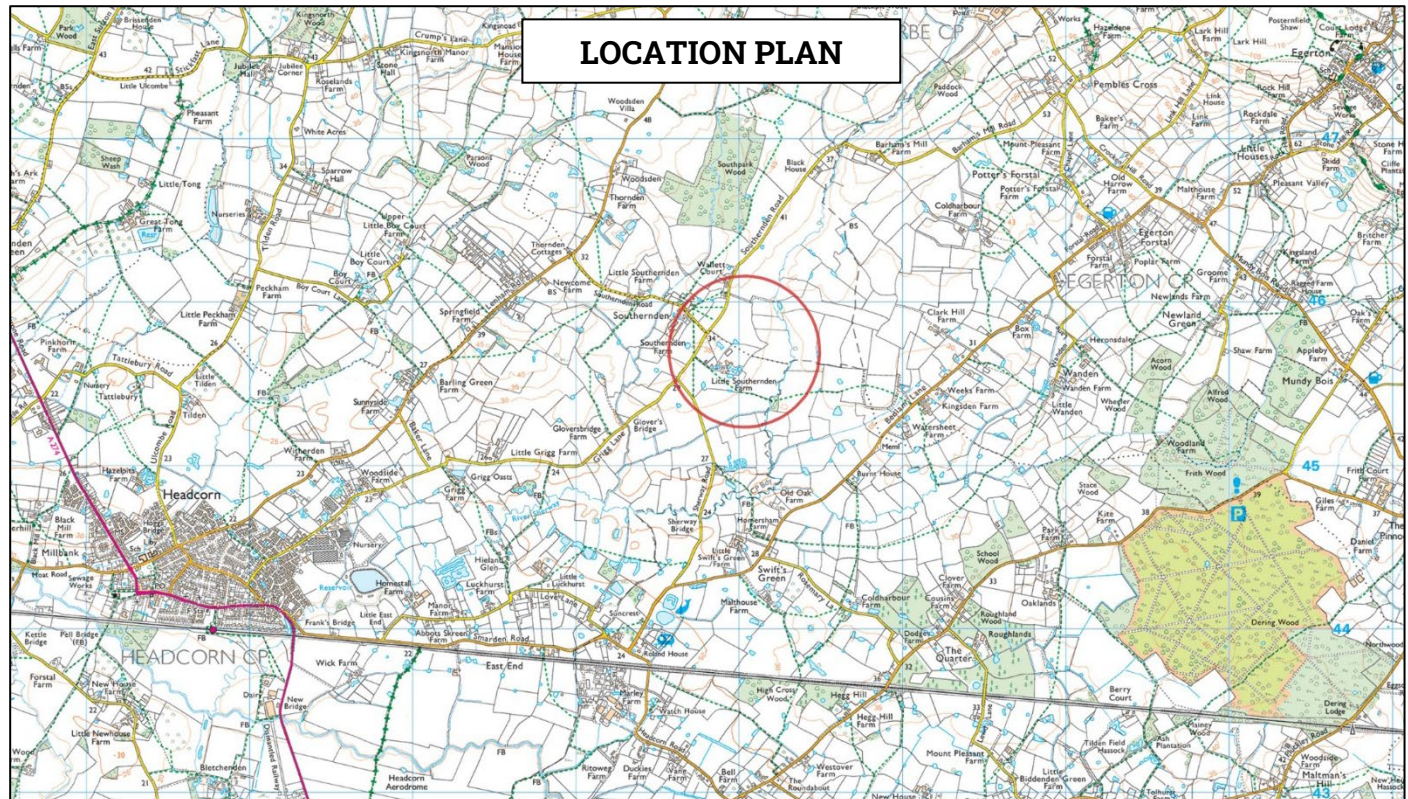
Please see the Location Plan below for the exact location of the property in relation to its surrounding towns and villages.

DIRECTIONS

From the centre of Headcorn head east down the High Street and take the left onto Oak Lane after the Petrol Station. Take the first right onto Grigg Lane and follow Grigg Lane for 2.2 miles and the turning to the Farm is on your right.

WHAT 3 WORDS

/// cheeses.lifeguard.tame





GENERAL DESCRIPTION

Little Southernden Farm comprises a rural smallholding extending to a total of 51.77 acres. It has a variety of component parts that have potential throughout. This can provide an incoming purchaser with the opportunity to expand, develop or maximise the possibilities of the property in its entirety whilst being within easy access to Headcorn and its local amenities, facilities and transport links. A breakdown of the component parts of the property are as follows: -

Farmhouse

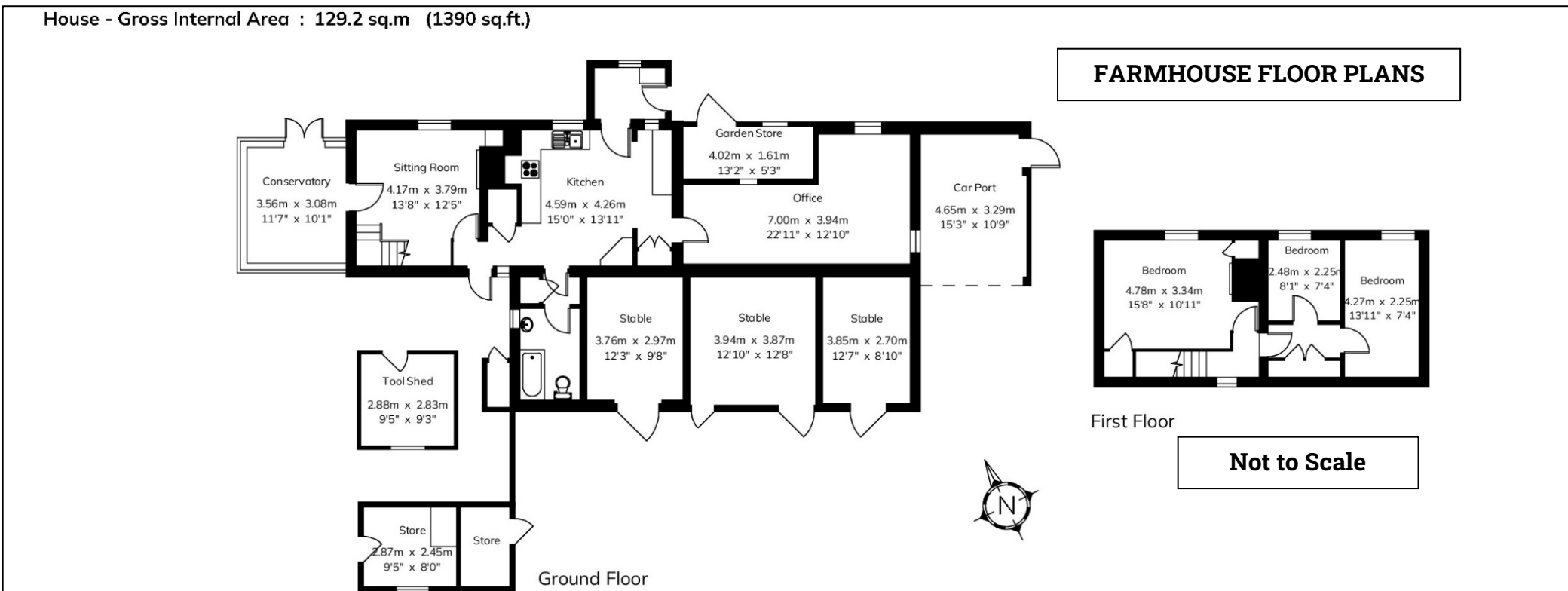
A detached three bedroom Farmhouse of solid brick construction, part timber weatherboard clad under a pitched hipped clay tiled roof with a conservatory extension on the western elevation. The house is in need of modernisation throughout but does have potential for expansion into the adjoining buildings if need be. The original part of the house is believed to be about 250 years old and was built onto an old barn/stable building. An extension was added to the western elevation at a later date and part of the accommodation was extended into part of the old barn. Accommodation comprises the following: -

Front door opens to **Front Porch** with door to **Kitchen** with fitted units and storage cupboards. A door from the Kitchen leads to the **Sitting Room** with stairs to the first floor and door to the **Conservatory** with double doors to **Rear Garden**. Further doors lead from the Kitchen to downstairs **Bathroom** with bath, w/c and wash hand basin and **Office** which could be converted into living accommodation if needed.

Stairs lead from the Sitting Room to the **First Floor Landing** where there are doors to **Bedroom 1** (double) with fitted storage cupboards, **Bedroom 2** (single) and **Bedroom 3** (double). Detailed Floor Plans of the dwelling are found below for further information. Gross Internal Area of Farmhouse is 1,390ft²

Outside

The house is situated within enclosed, mainly lawned gardens to the front and side whilst the **3 Stables** to the rear open out onto part of the **Farmyard** opposite the **Dutch Barn**. To the side of the house is an open fronted **Car Port**. On the western side of the garden is part of a large natural **Pond** and an old **Garage** about 4m x 2m.





Farm Buildings

There are a significant range of buildings at Little Southernden Farm all of which have potential for a variety of uses being residential or commercial. Two of the buildings have recently been granted planning consent under Class Q Permitted Development for conversion into 3 dwellings. These include the large grain store which has consent for a pair of attached dwellings whilst a smaller store / feed building has consent to be converted to a single dwelling. Plans are available from the selling agents on request. A breakdown of the buildings on site is as follows: -

Grain Store & Machinery Barn – A substantial fully enclosed building divided centrally by a grain drying tunnel. **Please Note:** Planning consent has been granted to convert this building into 2 semi-detached dwellings. This building extends to approximately 2,751ft²

Workshop Barn – A substantial enclosed building with **Office, Kitchen and Mezzanine Storage** above. Extending to approximately 2,188ft². **Please Note:** The storage container unit next to this will be included in the sale.

Dutch Barn – Extending to approximately 3,014ft²

Staff Room Building – Comprising **Staff Room, Tack Room, Kitchen, W/C & Store Room**. **Please Note:** Planning granted for conversion to a single detached dwelling. Extending to approximately 760ft²

American Barn – A twin span building extending to 2,370ft²

3 Stables / Car Port – Attached to the house

3 Timber Framed Stables – 1,000ft²

Traditional Brick Store & Shed – 194ft²

Riding Arena – This lies within the land to the north of the buildings and is a 25m x 45m size arena of sand and rubber surface with post and rail fencing.

Please see the detailed Buildings Floor Plans opposite for further information and layout. The total Gross Internal Area of the buildings is 12,514ft².



BUILDINGS FLOOR PLANS

Little Southernden Farm

Stables - Gross Internal Area : 92.9 sq.m (1000 sq.ft.)

Dutch Barn - Gross Internal Area : 280.1 sq.m (3014 sq.ft.)

Workshop Barn - Gross Internal Area : 203.3 sq.m (2188 sq.ft.)

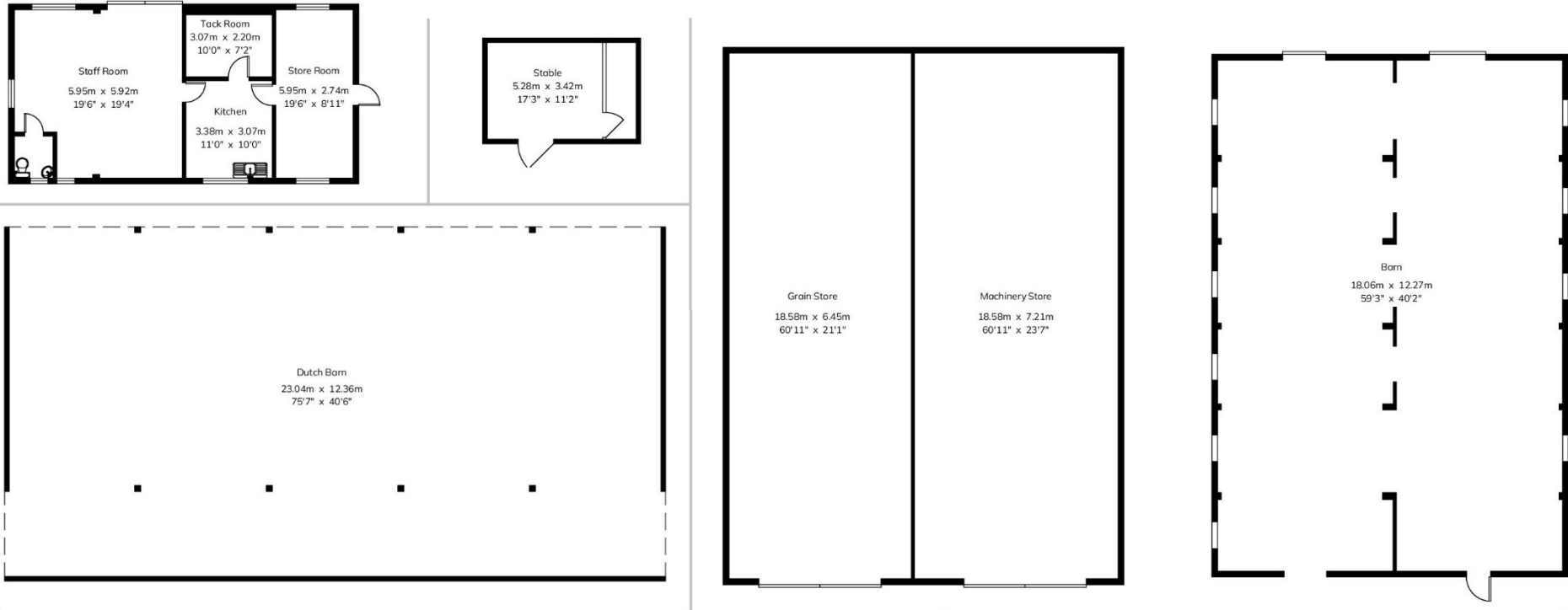
Staff Room Building - Gross Internal Area : 70.6 sq.m (760 sq.ft.)

Garden Stores & Car Port - Gross Internal Area : 39.9 sq.m (430 sq.ft.)

Grain & Machinery Barn - Gross Internal Area : 255.6 sq.m (2751 sq.ft.)

American Barn - Gross Internal Area : 220.2 sq.m (2370 sq.ft.)

Outbuildings - Gross Internal Area : 1162.6 sq.m (12,514 sq.ft.)



First Floor

Ground Floor



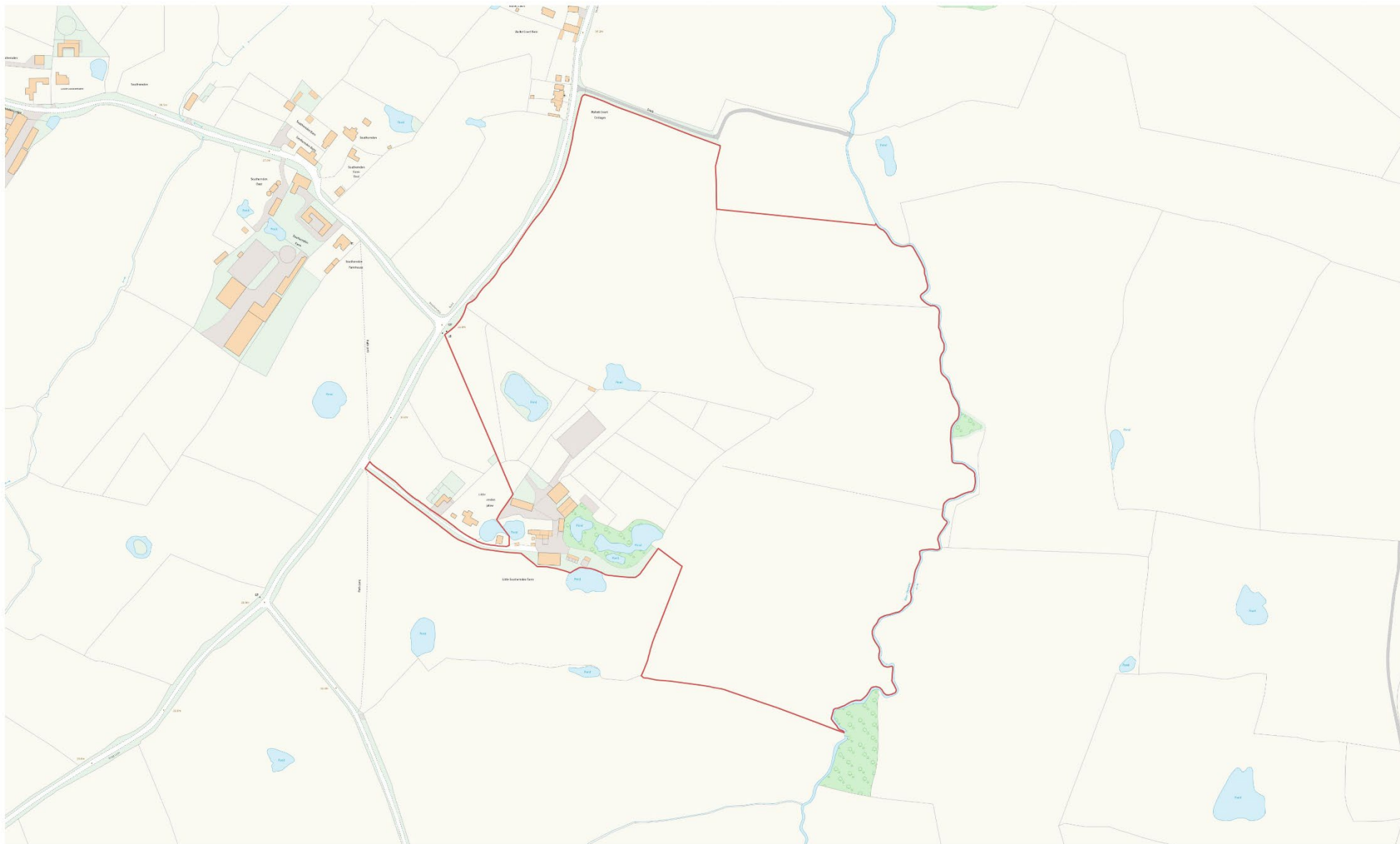
Not to Scale





Land

The agricultural land at Little Southernden is predominantly situated to the north and east of the house, yard and buildings. The land comprises a mixture of pasture (7.85 acres), woodland and ponds (1.10 acres) and arable land (40.90 acres). The pasture, woodland and ponds are all in hand with the arable land being farmed by a local farmer under a Farm Business Tenancy agreement with them vacating post harvest 2026. The arable land, woodland and ponds have BNG potential subject to the necessary surveys. Please see the Boundary Plan overleaf for the exact area to be sold. Further acreage / land is available subject to negotiation. This extends to approximately 79.79 acres and is off Grigg Lane in several parcels.



Produced on Land App, Jan 21, 2026.

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BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

Little Southernnden Farmhouse has mains water and electricity connected. Hot water and central heating are provided by an oil boiler and topped up by Solar. There are also 2 'Mitsubishi' air conditioner / heating units. There is an old septic tank system in place which does not comply with modern regulations and any offer is to be made taking a replacement system into account.

The Farm Buildings have mains water and electricity connected.

Solar: There is a hot water solar panel on the roof of the house and electricity solar panels on the stable roof which generate about £300 per quarter from the grid.

Please Note: None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from Grigg Lane to the west onto the drive which is owned freehold. As far as we are aware, Grigg Lane is an adopted public highway and the property adjoins this highway. There are rights of way down the drive to the adjoining residential property for all times and all purposes subject to a fair proportion of maintenance costs.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is for sale freehold and is registered under Title Number TT4459. Copies of the Office Copy Entries & Title Plan are available on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. 01622 602000.

PLANNING

The planning consent references for the recent applications with Maidstone Borough Council are as follows:

- 24/503836/PNQCLA – This application is for the conversion of the large grain store and the smaller store building under permitted development to form 3 new dwellings.
- 24/503289/DEMREQ – This application is for the prior notification for the demolition of the low double apex store building close to the grain store.

Further details are available from the selling agents upon request.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There is a footpath from Grigg lane along part of the farm drive which turns off the drive to the right across the arable field to the rear/south of the Dutch Barn. No other public rights of way affect the property.

COUNCIL TAX

Little Southernnden Farm – Band E

EPC RATING

Band E - A copy of the Energy Performance Certificate is available from the selling agents on request.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in September 2025 & January 2026.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

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Reference: AC/R2381.1

GUIDE PRICE
£1,450,000



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www.btfpartnership.co.uk

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