

btf

Land & Property Experts



**LITTLE POPLAR FARM
TILDEN LANE · HEADCORN · ASHFORD · KENT TN27 9LB**

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Headcorn	- 2.4 miles
Cranbrook	- 10 miles
Tenterden	- 11 miles
Maidstone	- 12 miles
Ashford	- 13 miles

A residential small holding with potential to develop the farm buildings further for alternative uses or equestrian. The property extends to 10.55 acres and falls outside the Area of National Landscape.

- 19th Century three bedroom farmhouse for improvement with large garden and paddock.
- Detached single storey two bedroom brick cottage.
- A pair of one bedroom cottages.
- A two storey two bedroom lodge.
- A mobile home with full planning consent and subject to an AOC.
- A range of agricultural buildings, stables and redundant greenhouses extending in total to approximately over 25,500sqft

**FOR SALE BY PRIVATE TREATY AS A WHOLE
IN EXCESS OF: - £1,500,000**

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

LOCATION

The farm is situated approximately 1 mile to the north of Headcorn in the Weald of Kent. The market town of Maidstone is approximately 8 miles to the north west.

Headcorn provides all main shopping facilities and amenities, with two pubs, a large and popular village hall and a primary school.

The national motorway network can be accessed via junction 8 at the M20, approximately 6 miles to the north and Headcorn has a mainline railway station, connecting to London Charing Cross or Cannon Street and the channel ports in the east.

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

DIRECTIONS

From Headcorn High Street, proceed north on the Ulcombe Road passing Tattlebury Lane on the left hand side. Continue for a further mile where the entrance to the farm is located also on the left hand side.

WHAT 3 WORDS

///[cheaply.sideboard.templates](#)





GENERAL DESCRIPTION

The vendors originally operated a market garden business in the 1950s and 1960s and this included the growing of fresh fruit and vegetables to supply local schools. Considerable amounts of the produce were grown in the glass houses at Little Poplar Farm.

As the business moved away from fruit and vegetable production, various diversification projects evolved including the conversion of buildings at Little Poplar Farm to alternative uses. The principals in the business are now deceased, and the farm has become surplus to the farming business requirements.

LITTLE POPLAR FARMHOUSE

The farmhouse comprises a detached three bedroom dwelling of solid brick wall construction with tile hung upper elevations. The clay tile roof structure is hipped at the front with two smaller hipped components, creating a central valley.

It is understood the property was originally two separate farm workers cottages, constructed in the 19th century which were subsequently altered to form one detached dwelling. Later additions include single story extensions wrapped around the rear half of the property, one of cavity brick construction under a slate tiled roof to the north and secondly a glazed timber framed conservatory to the south.

The property is in need of improvement and redecoration throughout. The accommodation for descriptive purposes only comprises the following: -

Ground Floor - Rear entrance leads to utility room/hall, separate WC with wash hand basin. **Kitchen/Dining Room** with fitted units sink and appliances and a clay tiled floor. **Sitting Room** with fireplace leading to hallway from front door, with stairs up to first floor. **Dining Room** with fireplace. **Downstairs Bathroom** with WC wash basin and bath. **Kitchenette** with fitted wall units and integrated sink. **Conservatory** with double doors to side of property.

First Floor - Stairs lead to **Bedroom one**, a double room overlooking the front garden. **Bedroom two**, a double room with fitted storage cupboard, overlooking the rear garden. **Bedroom three**, a double room overlooking the front garden. A **Family Bathroom** with WC wash hand basin, bath and fitted storage cupboard.

Outside, a large patio to the rear adjoins the gardens which surround the house. A small timber framed and clad former stable storage shed is adjacent on the north side.



THE COTTAGE

This is a detached single story brick dwelling beneath a pitched slate tile roof. Originally an agricultural building, the structure was converted to tourist accommodation in the 1990s, after which we understand its change of use was amended to full time residential.

The accommodation for descriptive purposes only comprises the following: -

Front door to porch, leading to **Kitchen/Diner/Living Room**, this is an open plan room with French doors to outside lobby, with further doors to **Bedroom one, Bedroom two, Family Bathroom** WC wash hand basin and bath.

Outside there is a small enclosed private garden area and an allocated parking space.

THE LONG SHED

The building which is unoccupied at the moment, providing additional single storey accommodation ancillary to the main dwelling. The building is located to the west of the farmhouse and was erected in 2004/2005. Construction is a timber frame on a brick plinth wall with weatherboard cladding beneath a pitched clay tile roof. The internal accommodation has been divided into two equally sized self-contained one bedroom units, each with a separate entrance and the following mirrored layouts: -

Front door leads to **Kitchen/Sitting Room**. This open plan room leads to a double **Bedroom** with **Ensuite Shower Room**, including WC wash hand basin and shower.

The adjoining accommodation has the same layout as above.

THE LODGE

A detached former two storey agricultural store was consented in March 2000. The dwelling is of timber framed construction with weatherboard cladding, beneath a pitched slate tile roof. The property has been subsequently converted into a two bedroom dwelling, currently occupied under an Assured Periodic Tenancy.

The accommodation for descriptive purposes only comprises the following: -

Ground Floor Side door entrance leading to **Kitchen/Diner/Living Room**. **Downstairs Bathroom** WC wash hand basin and Shower. **First Floor** Stairs lead to landing, **Bedroom one & Bedroom two**.

MOBILE HOME

A permanent detached prefabricated composite structure with full planning consent subject to a restriction limiting occupation to persons engaged in agriculture. The property is currently unoccupied. The accommodation for descriptive purposes only comprises the following: -

Front door to open plan **Kitchen/Diner/Living Room, Shower Room** with wash hand basin and WC. **Cloakroom** with WC and hand basin, **Bedroom one**. 2 single **Bedrooms**.

Please Note: There are two further mobile homes on site which form part of the sale. However, both structures are movable and unconnected to mains services. These are unoccupied at the moment and have no formal planning consent for residential use.







LITTLE POPLAR FARM BUILDINGS

Building 1 (6.74m x 2.40m) – An enclosed precast concrete sectional building beneath a part clay tile part composite sheet pitched Saltbox roof, used for general farm storage. Up and over door to front elevation.

Building 2 (5.80m x 5.46m) – Small precast concrete sectional building beneath a pitched fibre cement roof, used for general farm storage. Twin timber barn doors to front elevation.

Building 3 (5.14m x 2.80m) – An enclosed sectional timber framed and clad building beneath a pitched profile steel sheet roof, used for general farm storage. Pedestrian door to side elevation.

Building 4 (9.25m x 3.64m & 3.85m x 2.60m open sided lean-to) – An enclosed timber framed and clad farm storage building beneath a pitched steel sheet roof, with open sided timber framed lean-to addition to southern elevation also under a mono pitch profile steel sheet roof. Twin timber barn doors to end elevation.

Building 5 (7.50m x 5.00m) – Fully enclosed timber framed and clad farm storage building beneath a composite sheet roof. Twin glazed doors to front elevation.

Building 6 (11.61m x 7.66m) – A general farm storage building of timber frame construction, clad in timber weatherboarding, all beneath a pitched slate tile roof, PVC guttering and several personnel doors leading to subdivided internal compartments. Concrete floor.

Building 7 (14.50m x 4.50m) – A range of stables constructed in the early 1990's. Timber framed construction on top of a brick plinth wall, clad with timber weatherboarding, all beneath a pitched fibre cement roof. The building contains four separate loose boxes but is employed for general farm storage.

Buildings 8, 9 and 10 – These comprise three timber framed glass houses originally used for the growing of fruit and vegetables as part of the "market garden" business, constructed in the 1950's and 1960's. Buildings 8 and 9 adjoin to create a double span glass house with two separate double doors and one internal growing space extending in total to approximately 525 m². Building 10 is a single span glass house with a single personnel door and a growing area extending in total to approximately 206 m². All in need of refurbishment.

Building 11 (known as the Hay Barn - 44.0m x 6.0m) – 11 bays in total and comprising an open fronted timber framed pole barn clad in profile steel sheeting to rear and side elevations, all under a mono pitch profile steel sheet roof.

Building 12 (12.7m x 4.5m stables & 12.7m x 3.5m rear lean-to) – Timber frame and clad stables on top of a brick plinth wall, under a pitched profile steel sheet roof. Timber framed and clad lean-to beneath a mono pitch steel sheet roof to rear elevation. The stable element of the building is subdivided into four separate loose boxes.

Building 13 (19.00m x 10.34m Former Grain Store, 10.34m x 4.25m lean-to & 10.34m x 6.15m open sided lean-to) – A timber frame former grain store clad in profile steel sheeting, beneath a pitched profile steel sheet roof. Concrete floor throughout. Sliding doors to southern front elevation. Enclosed lean-to to eastern elevation. Timber frame construction clad in profile steel sheet cladding, beneath a mono pitch profile steel sheet roof. Concrete floor. Twin double and single pedestrian doors to eastern elevation. Additional open sided lean-to to western end of grain store, with timber frame and pole construction beneath a mono pitch profile steel sheet roof.

Building 14 (25.00m x 17.00m) – An open sided lean-to immediately to the north of Building 13. Timber frame and pole construction beneath a mono pitch profile steel sheet roof and dirt floor.

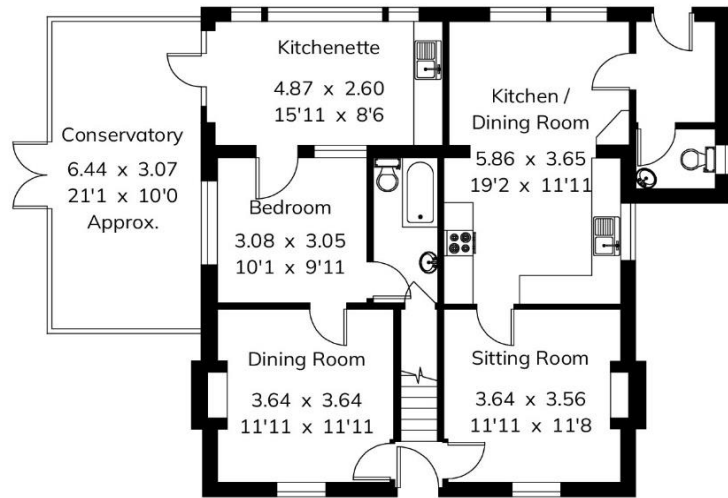
Little Poplar Farm

House - Gross Internal Area : 168.7 sq.m (1815 sq.ft.)

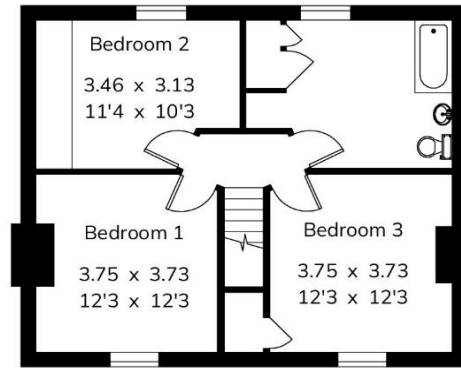
The Long Shed - Gross Internal Area : 76.1 sq.m (819 sq.ft.)

Workshop - Gross Internal Area : 20.6 sq.m (221 sq.ft.)

Store House - Gross Internal Area : 84.8 sq.m (912 sq.ft.)

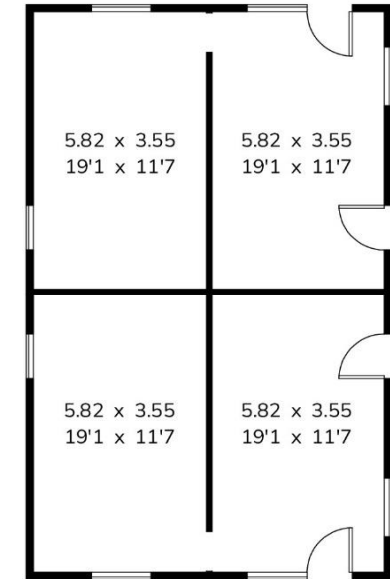


Ground Floor

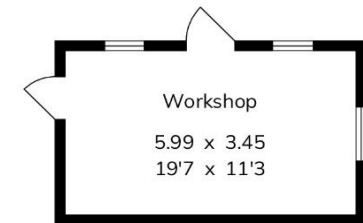


First Floor

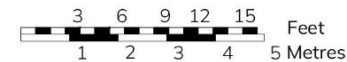
Store House



The Long Shed



Not to Scale



For Identification Purposes Only.

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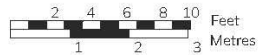
Little Poplar Farm

The Lodge - Gross Internal Area : 64.3 sq.m (692 sq.ft.)

The Long Shed South - Gross Internal Area : 37.8 sq.m (406 sq.ft.)

The Long Shed North - Gross Internal Area : 37.8 sq.m (406 sq.ft.)

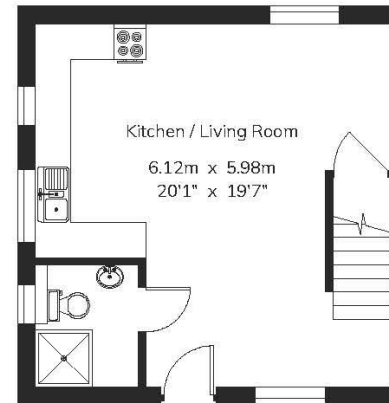
The Cottage - Gross Internal Area : 48.8 sq.m (525 sq.ft.)



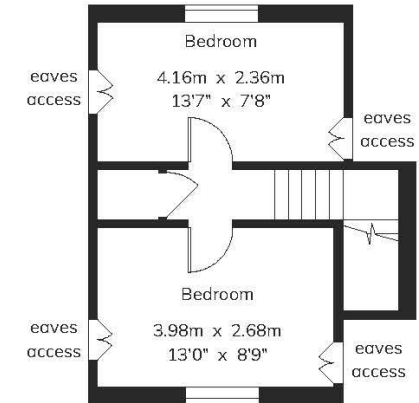
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Ground Floor
The Lodge

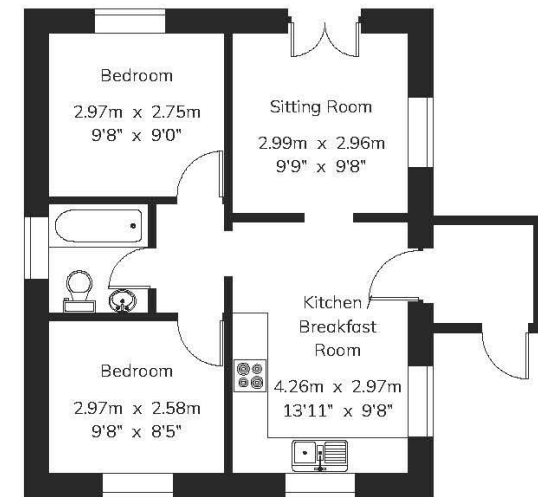


First Floor



The Long Shed South

The Long Shed North



The Cottage





LAND

In addition to the yard area, there are two principal grazing paddocks, either side of Ulcombe Road. The paddock adjoining the yard extends to about 3 acres and to the east of the road, the field is 5.19 acres.

The holding extends to 10.55 acres in total.



BOUNDARY PLAN



NOT TO SCALE

50 m
Scale 1:2500 (at A4)



SERVICES

The farmhouse and other residential buildings in the yard have mains water and electricity, with drainage to two private septic tanks, situated in the curtilage. The farmhouse has oil fired central heating and gas connections. The other dwellings have electric heaters. Please note none of the service have been checked.

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 direct from Tilden Lane in two locations.

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 sold with vacant possession subject to any existing residential lettings.

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.

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.

COUNCIL TAX

Little Poplar Farmhouse – Band D
The Cottage – Band D
Mobile Home – Band A
The Annex – Band D
The Long Shed Annexe – Band E

EPC RATING

Little Poplar Farmhouse - Band C
The Cottage – Band D
Mobile Home – Band A
The Annex – Band F
The Long Shed Annexe – Band E

A copy of the Energy Performance Certificates are 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 November 2025.

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 Richard Thomas on the contact details below.

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Reference: R0118.18

IN EXCESS OF

£1,500,000



btf