Holly

btf

Land & Property Experts



HOLLY FARM

STONEINGS LANE · KNOCKHOLT · SEVENOAKS · KENT TN14 7PN

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Knockholt	-	*1.5 miles*
Dunton Green	-	*5 miles*
Westerham	-	*4 miles*
Sevenoaks	-	*6 miles*

Holly Farm is a smallholding with potential located in rural yet accessible location at the end of a private drive. Includes a detached cottage, a significant range of farm buildings, barns, stables and paddock land. Extending to a total of approximately 15.65 acres.

- Detached 2-bedroom barn conversion with outdoor spa area
- Range of agricultural and equestrian buildings
- Brand new fencing, gates and water troughs throughout
- Grazing land and woodland shaw – 13.83 acres
- Planning opportunities across the yard with one residential application already submitted

FOR SALE BY PRIVATE TREATY AS A WHOLE

OFFERS IN EXCESS OF: - £1,295,000

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

Holly Farm is situated just outside the village of Knockholt on Stoneings Lane. Dunton Green with its comprehensive facilities and amenities is only 4.5 miles east and Sevenoaks with its further facilities and amenities is only 6 miles to the south east. There are links to the national motorway network via the A21 and M25, being only 4 miles away. The national rail network can be accessed at Knockholt Station 4 miles from the property. The property benefits from being in a rural peaceful setting whilst also benefitting from an accessible location.

The towns of Orpington and Biggin Hill are within a 5 miles radius and can provide a more comprehensive range of facilities, amenities and schooling along with links to the national motorway network and national rail network if required.

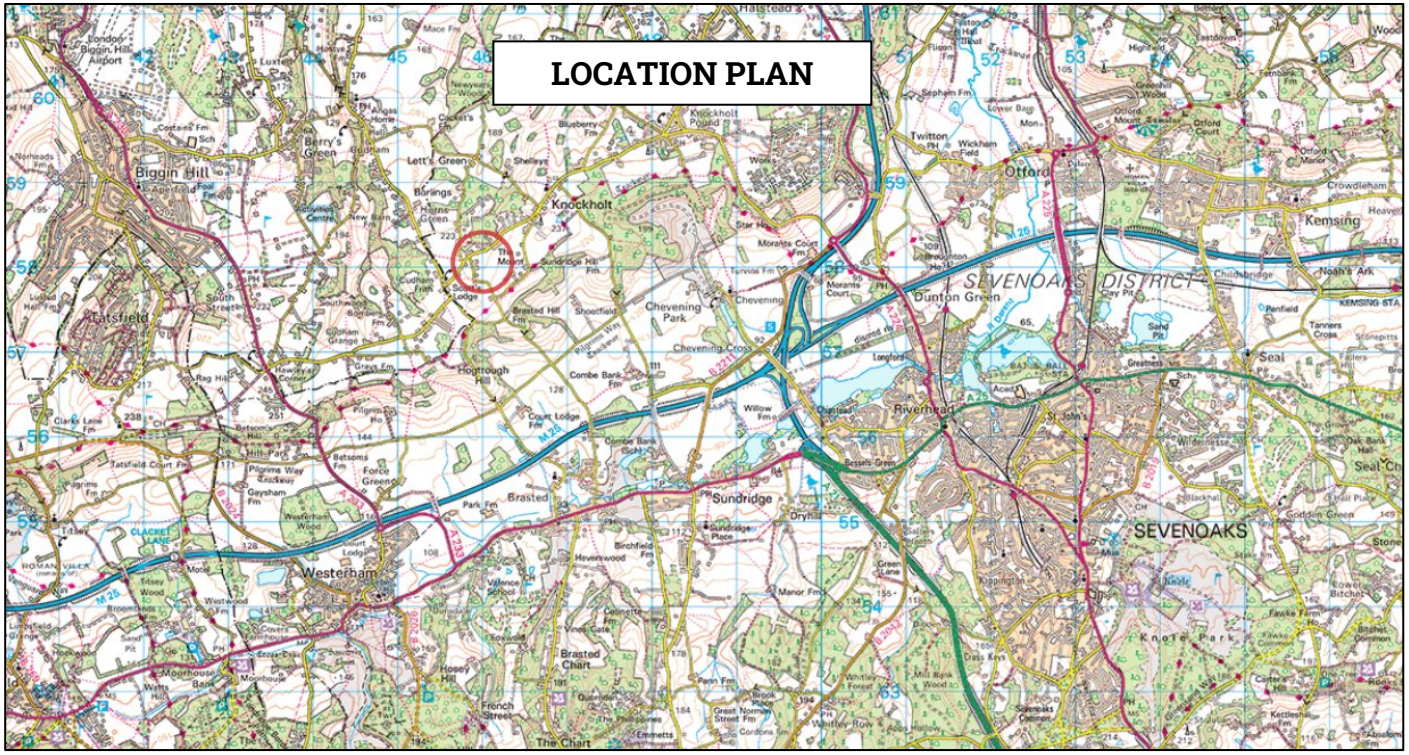
Please see the Location Plan below for the exact location of the property in relation to its surrounding towns and villages.

DIRECTIONS

From the centre of Knockholt, by the Three Horseshoes pub, take the Main Road and head west for 1.7 miles, before turning left onto Stoneings Lane. Continue for 130 meters and Holly Farm entrance will be on your left.

WHAT 3 WORDS

///roses.horses.events











GENERAL DESCRIPTION

Holly Farm comprises a rural smallholding extending to a total of 15.65 acres. It has a variety of component parts that have potential throughout, providing 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 Sevenoaks and its local amenities, facilities and transport links. A breakdown of the component parts of the property are as follows: -

Stable Barn

A detached two-bedroom former stable building of timber and solid brick construction clad in timber weather boarding under a slate roof. The house has been well maintained and benefits from characterful features throughout. Accommodation comprises the following: -

Front door opens to **Entrance Hall** with doors to **Kitchen** with AGA and to **Sitting/Dining Room** with woodburner. A door from the Kitchen leads to **Utility Room** with **Downstairs Cloakroom** and to **Rear Garden** and **Patio Area**. Further doors from the Sitting/Dining Room also lead to the Patio Area.

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** (double) with fitted storage cupboards and **Family Bathroom** with shower, wash hand basin and w/c. Detailed Floor Plans of the dwelling are found to the right for further information.

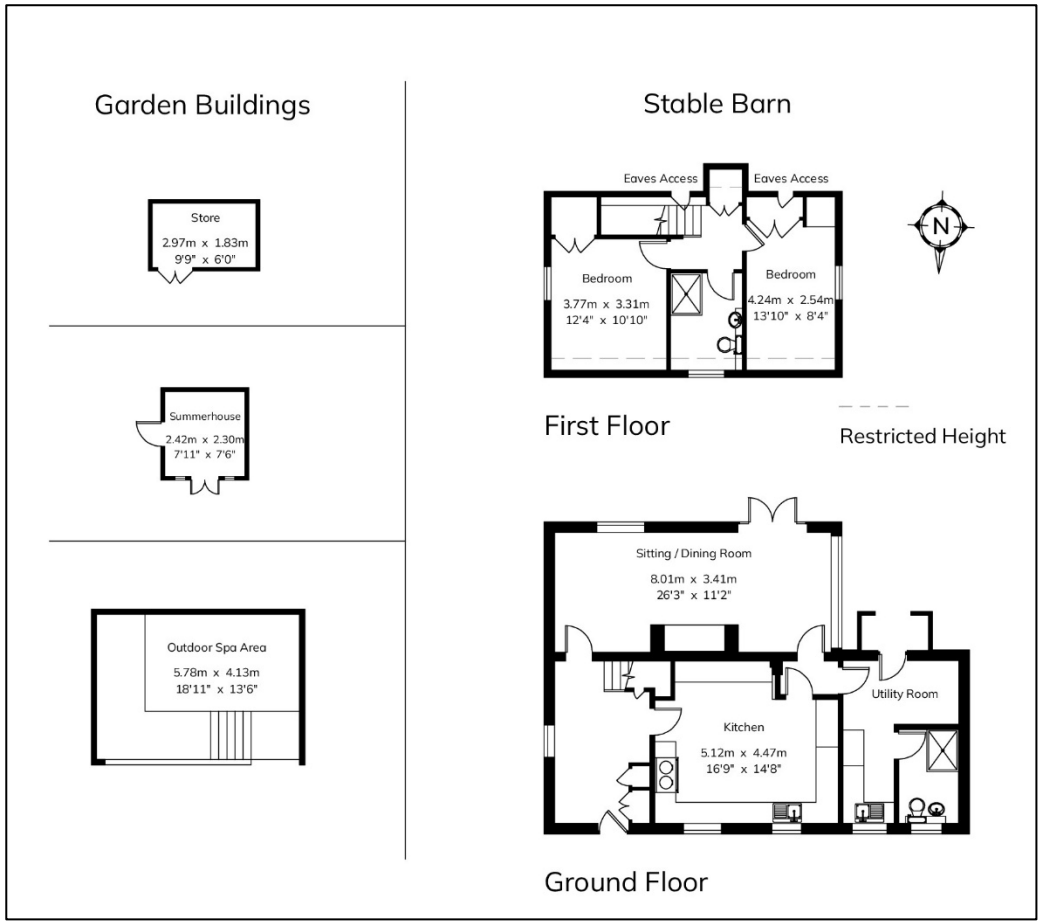
The Gross Internal Area of the cottage is 1,357ft².

Outside

The house is situated within enclosed, mainly lawned and bedded gardens to the rear. There is a private **Driveway** to the south of the house which is accessed from Stoneings Road. Alternatively **Parking** for multiple cars can be provided in the yard area, accessed over the main farm driveway.

The property also benefits from an **Outdoor Spa Area** with fully functioning **Exercise Pool**. There is also a **Summerhouse/Changing Area** and **Garden Store.**

STABLE BARN FLOOR PLANS



STABLE BARN – GIA – 126.1M² (1,357FT²)
GARDEN BUILDINGS – GIA – 34.8M² (374FT²)

NOT TO SCALE













FARM BUILDINGS

There are a significant range of buildings at Holly Farm all of which have potential for a variety of uses, giving the incoming purchaser opportunities in commercial, equestrian and residential avenues. The yard area extends to approximately 1.66 acres and a breakdown of the buildings on site is as follows: -

Garage & Stable Block – 1,788 ft² – A stable block of brick and block construction part clad in timber weather boarding under a flat corrugated fibre cement roof. Consists of five loose boxes and tack room, including one foaling box. A Garage of brick construction, clad in timber weather boarding with a concrete floor.

Barn & Stable Building – 5,145ft² – An agricultural barn of concrete portal frame and block construction under a pitched corrugated fibre cement roof with roof lights, part concrete and dirt floor. Used for storage. There is a lean to of block construction under a flat corrugated fibre cement roof, containing seven loose boxes.

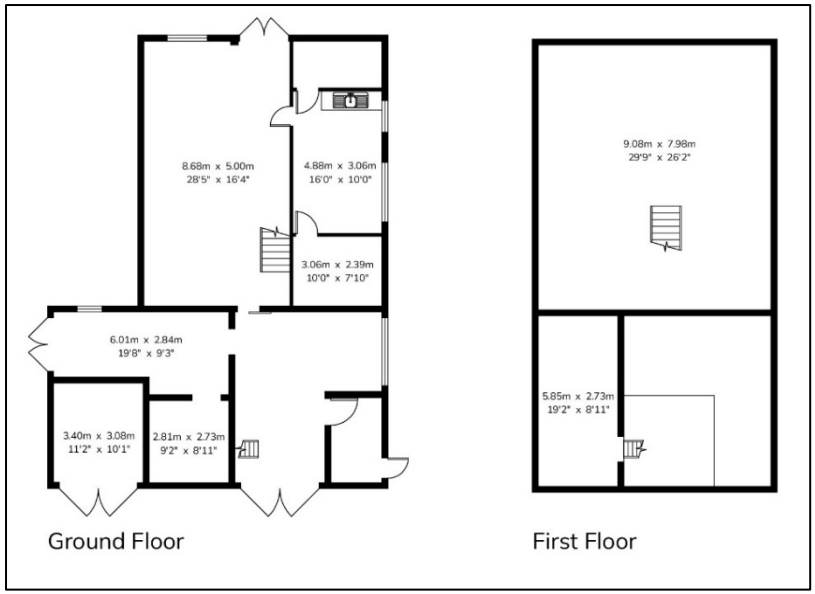
The Egg Shed – 2,822ft² - A two-storey building of block construction fully rendered under a pitched corrugated fibre cement roof with roof lights. Previously used in conjunction with an egg business, but in more recent years it has been used for storage. There is planning permission lodged with Sevenoaks District Council to convert this building into a dwelling, please see overleaf for more detail.

Pig Stys – 227ft² - Two redundant pig stys of block construction, no longer in use.

Cattle Yard – 12,295ft² - Triple span cattle yard of concrete portal frame construction with part block walls under a pitched corrugated fibre cement roof with roof lights and a part concrete part dirt floor. Currently empty but it has housed cattle in the past.

Please see the detailed Buildings Floor Plans overleaf for further information and layout. The Total Gross Internal Area of the buildings is 22,277ft².

THE EGG SHED - PLANNING



FARM BUILDING – GIA – 262.2M² (2,822FT²)

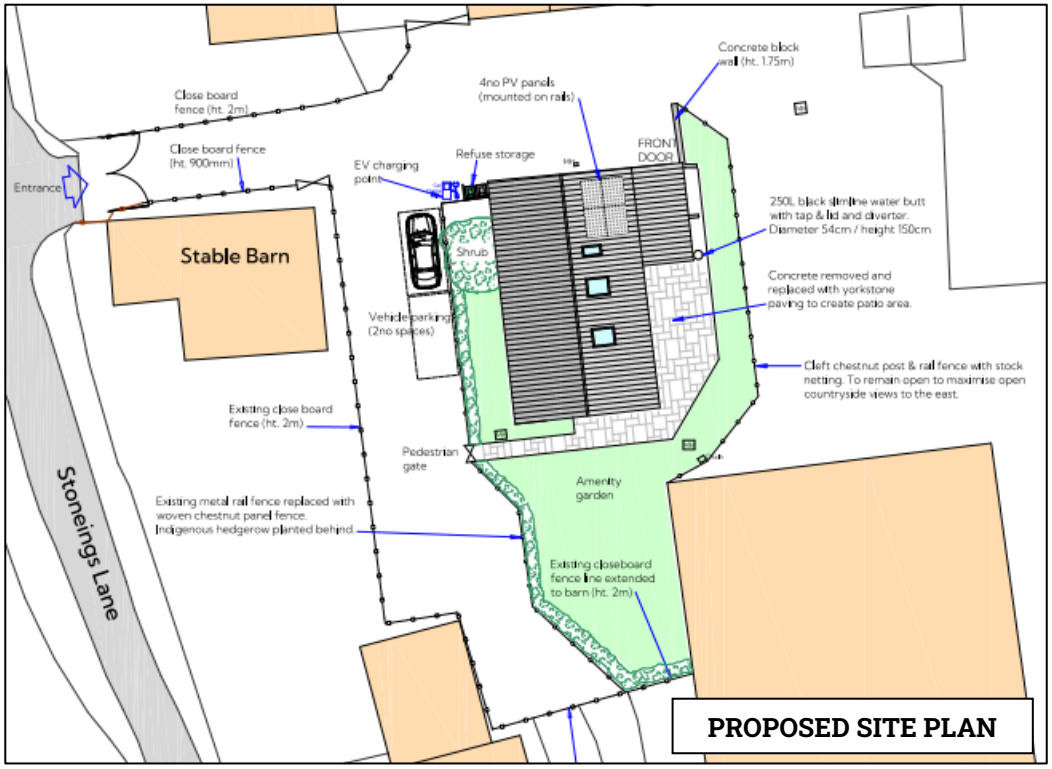
THE EGG SHED

Planning has been submitted for the conversion of the former Dairy and more recently Egg Shed, to be converted into a 3-bedroom residential dwelling with associated landscaping and driveway.

Internal accommodation for descriptive purposes only will be :- Front door to **Boot Room/Utility** with door to **Entrance Hall**. Doors from Entrance Hall will lead to **Bedroom 1** (double) with **Ensuite**, **Bedroom 3/Study** (double) and to open plan **Kitchen/Living Area**. Doors lead from the Living Area to **Bedroom 2** (double) with Ensuite/W/C and to **Rear Garden.**

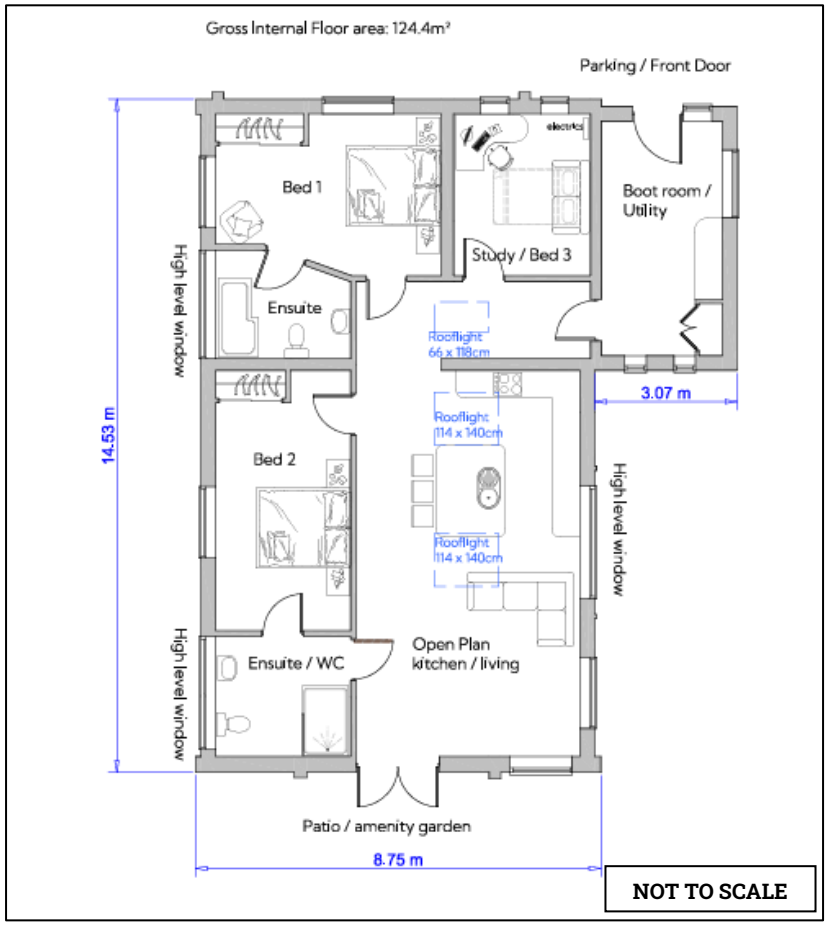
The proposed dwelling will extend to 1,340ft² once converted. Further information can be found on Sevenoaks District Council's planning portal or from the Selling Agents upon request.

CURRENT FLOOR PLANS



PROPOSED SITE PLAN

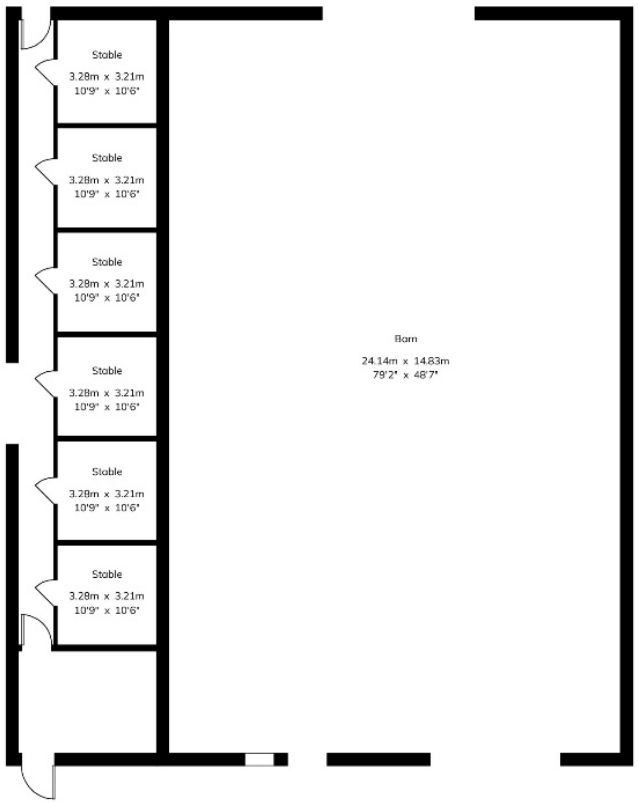
PROPOSED FLOOR PLANS



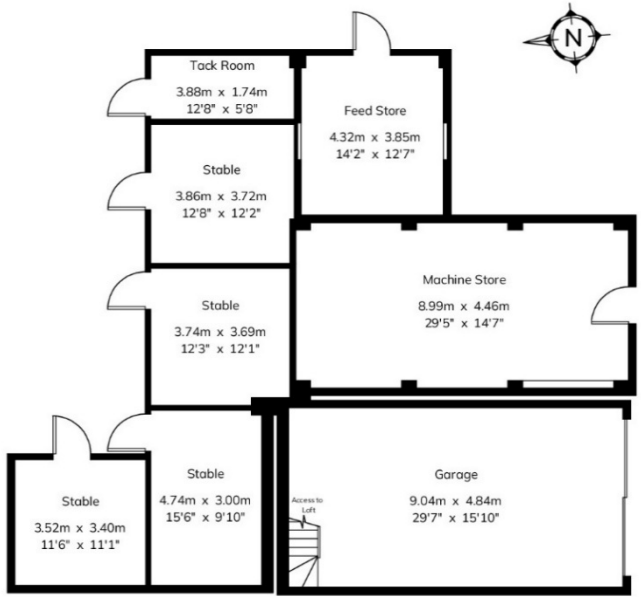
NOT TO SCALE

BUILDINGS FLOOR PLANS

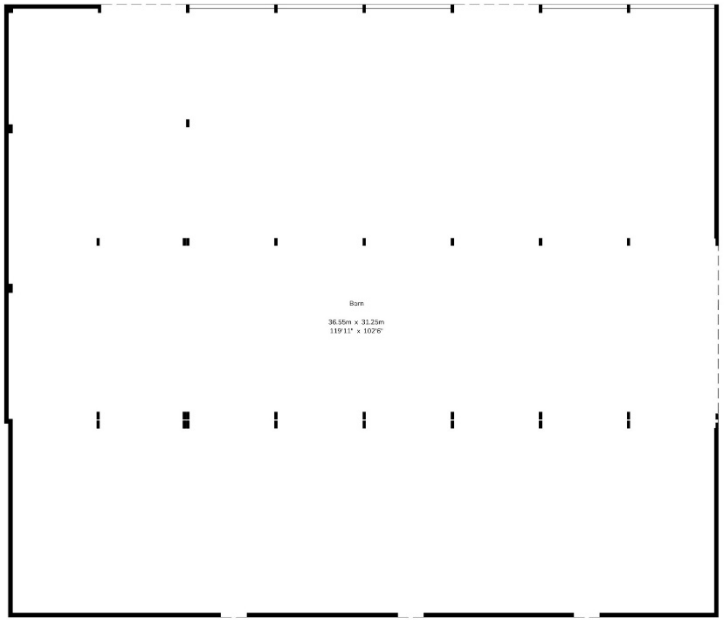
BARN & STABLE BUILDING – GIA - 478M² (5,145FT²)



GARAGE & STABLE BLOCK – GIA - 166.2M² (1,788FT²)



CATTLE BARN – GIA – 1,142.3M² (12,295FT²)













LAND

The land at Holly Farm is situated to the east of the yard and buildings and is split into multiple paddocks, all benefitting from brand new automatic water troughs and fencing throughout. The paddock land extends to 12.69 acres with a small woodland shaw extending to 1.14 acres. The land has been grazed in recent years by livestock and horses and can be accessed through the main farmyard or from a new access from the Main Road. A retrospective planning application has been lodged with Sevenoaks District Council under reference 26/02490/FUL for modifications to existing highway access and creation of access track, with the decision expected soon.

Please see the Boundary Plan overleaf showing the exact boundaries to be sold.





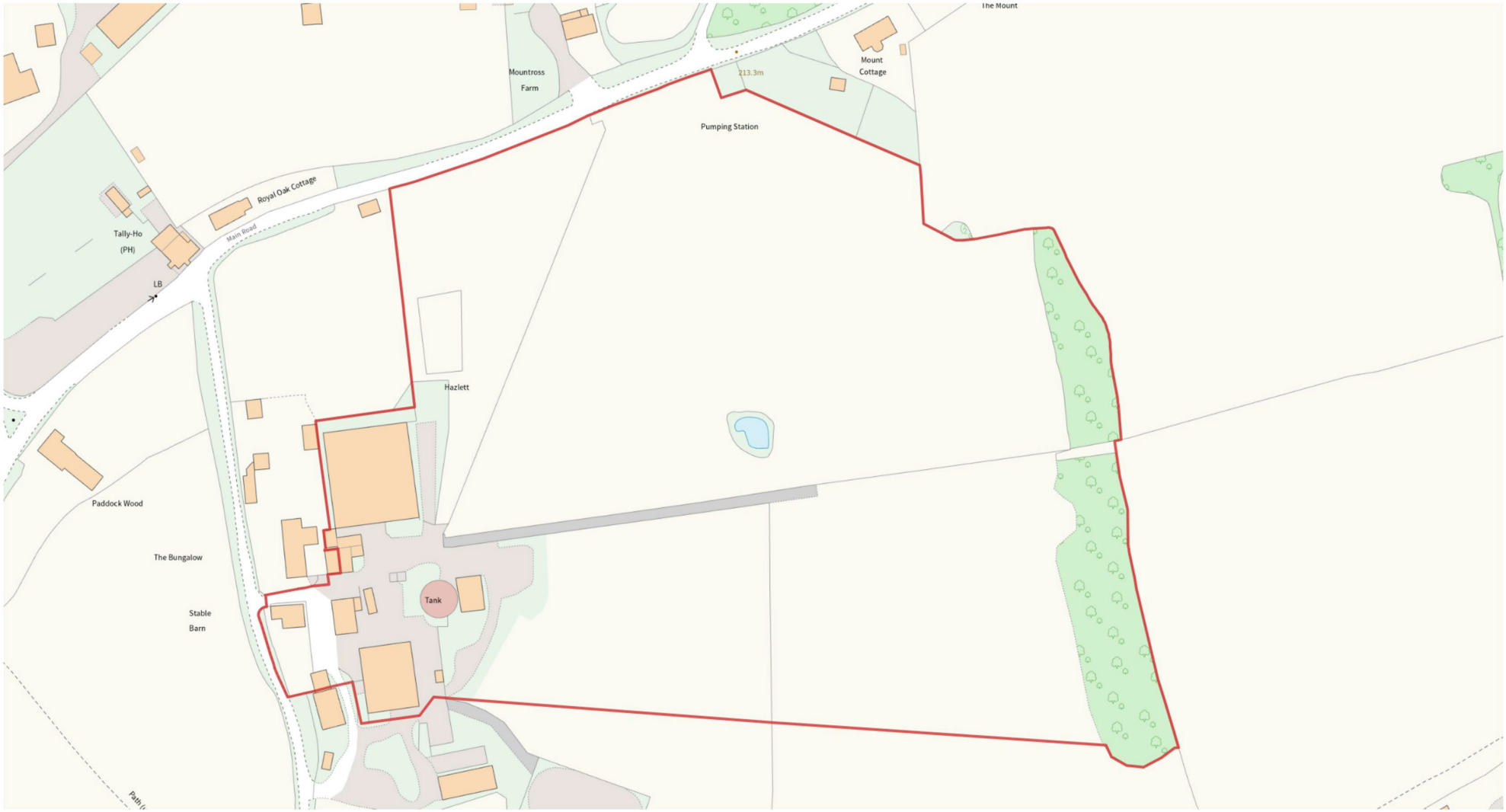








BOUNDARY PLAN



Produced on Land App, Nov 19, 2026.
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NOT TO SCALE

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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
Holly Farm benefits from mains water and electricity along with a modern private drainage system. All the paddocks are connected to automatic water troughs.

The Farm Buildings have mains water and electricity connected.

Solar: There are solar panels located on the outside spa area roof, feeding into a Tesla storage battery which supplies the house only.

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 Stoneings Lane and Main Road onto the property. As far as we are aware, Stoneings Lane and the Main Road are adopted public highways and the property adjoins this highway. There is a right of way down the drive to an 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 K939614. 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

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG

PLANNING
The planning consent references for the recent applications with Sevenoaks District Council are as follows:

- The conversion of former Egg Shed into a three-bedroom residential dwelling, reference to be confirmed.
- 26/02716/FUL – This application is for the creation of a 20m x 40m riding arena with post and rail fencing and associated hardstanding (awaiting decision).
- 26/02490/FUL - Modifications to existing highway access and creation of access track (awaiting decision).

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.

COUNCIL TAX
Stable Barn – Band F

EPC RATING
Band D - 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.

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. Purchasers will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.

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.

PHOTOGRAPHS
The photographs within this brochure were taken in November 2026.

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/R2511.1

OFFERS IN EXCESS OF
£1,295,000


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