

**btf**

Land & Property Experts



**BURNT HOUSE FARM  
COOKHAM ROAD · HOCKENDEN · BROMLEY · BR8 7QP**



# BURNT HOUSE FARM

## COOKHAM ROAD

### HOCKENDEN

#### BROMLEY BR8 7QP

Swanley - 1.5 miles  
Orpington - 5 miles  
Dartford - 6 miles  
Sevenoaks - 12 miles

**A busy livery yard situated between Swanley and Chislehurst. The property includes 52 loose boxes, a range of outbuildings and an unlisted detached three-bedroom farmhouse in need of modernisation. The property extends to 26.76 acres and is located on either side of Cookham Road.**

- A detached period farmhouse with modernisation and improvement needed throughout
- The general farm buildings and stables are located in the yard adjoining the house and a short distance away there is a further block of stables, along with a large riding menage.
- The buildings extend to over 11,000 sqft in total. The farm extends to about 26.76 acres of fenced grazing paddocks.
- Located in a semi-rural and accessible location with quick links to junction 3 of the M25 and national motorway network along the A20.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: - £1,500,000**

**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

Burnt House Farm is situated just to the west of Swanley, on the outskirts of the town. It is located within the London Borough of Bromley in the Metropolitan Greenbelt. Swanley provides local amenities with public houses and local shops, services and a school. The property is located 2 miles from Swanley station which provides trains into London Bridge in under 30 minutes, allowing access to a comprehensive range of amenities and activities.

There are links to the national motorway network via the M20, M25 and A20 within a 3 mile radius providing good links to the rest of the county and country.

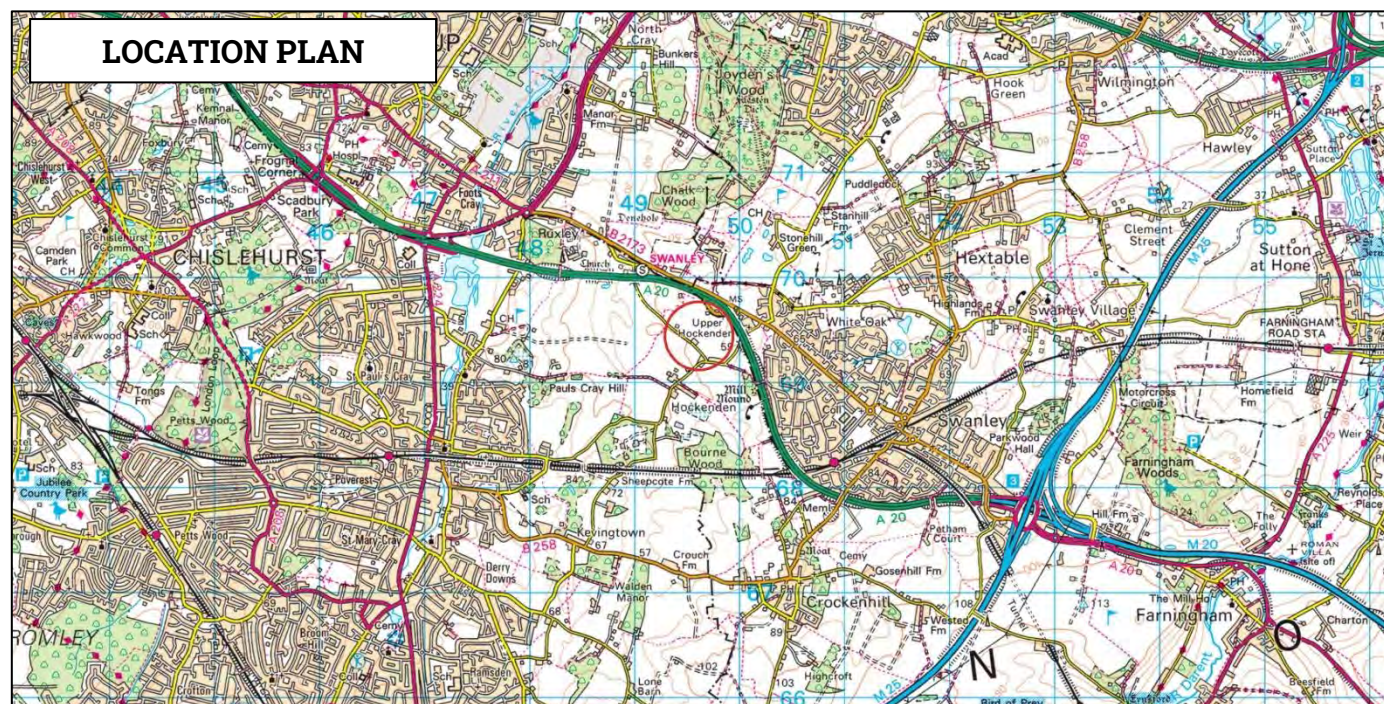
### DIRECTIONS

From the centre of Swanley proceed north west on the B2173 (London Road). At the traffic lights by The Bull at Birchwood, turn left onto Hockenden Road and then after approximately 700 metres turn right onto Cookham Road. Burnt House Farm is on your right after 300 metres.

**Please Note** – Do not approach the farm from the west end of Cookham Road as there is a locked barrier and access is not possible.

### WHAT 3 WORDS

///deal.item.fast



## THE FARMHOUSE

Burnt House Farm is a detached period Farmhouse situated on the outskirts of Swanley in an entirely private location with good access to the nearby road links. Part of the house is believed to have been an Inn many years ago but it is now in need of modernisation and improvement and provides the opportunity for a buyer to make it into a modern family home.

A detached period farmhouse of solid brick construction, fully rendered on all elevations under a pitched hipped clay tile roof. The house has large spacious rooms throughout and the accommodation for descriptive purposes only comprises the following: -

Front door opens to the **Porch** which leads into the **Dining Room** with doors to the **Hall** and **Sitting Room** with doors to the **Rear Yard**. Doors from the **Kitchen** lead to the **Boot Room** with door to **Rear Garden, Store, Downstairs Cloakroom** with w/c and wash hand basin and back to the Sitting Room.

Stairs lead up from the Hall to the **First Floor Landing** with doors to **Master Bedroom** (double) with fitted storage cupboards, **Bedroom 2** (double) with fitted storage cupboards, **Bedroom 3** (double) with fitted storage cupboards and **Family Bathroom** with shower, bath, w/c and wash hand basin.

Stairs lead down from the Hall to the **Cellar**, split into two **Store Rooms**. Please see the floorplans overleaf for more information.

## THE FARMYARD & BUILDINGS

These are divided into two yards, with a brief summary as follows –

### MAIN YARD

- 1 & 2 General Purpose Barn** – A concrete portal frame building with a concrete floor, fully enclosed with roller shutter doors. The barn is split into two self-contained units and rented for storage. Approximately 2274ft<sup>2</sup>.
- 3 Lean-to** – A concrete portal framed building adjoining building 2, currently used for stabling. Approximately 872ft<sup>2</sup>.
- 4 Traditional Stables** – Rendered blockwork construction under a tile roof, currently used for stabling. Approximately 1964ft<sup>2</sup>.
- 5 Four Stable Blocks** – A range of timber framed and blockwork buildings, currently used for stabling. Approximately 1000ft<sup>2</sup>.
- 6 Former Chicken House** – A timber frame building with a concrete floor, currently used as storage and stabling. Approximately 578ft<sup>2</sup>.
- 7 Former Hay Barn** – Pole barn with part hard and earth floors, currently used for stabling. Approximately 1249ft<sup>2</sup>.

### WESTERN YARD

- 8 Range of Former Hop Picking Huts** – Part brick and concrete block construction. Approximately 3054ft<sup>2</sup>.
- 9 Tearoom** - Box profile sheeting construction with a concrete floor, currently used as a Tearoom. Approximately 183ft<sup>2</sup>.
- 10 Timber Railway Carriage** – Mixed block and concrete construction currently used for stabling. Approximately 132ft<sup>2</sup>.

There are a total of 52 stables on site at present. Arranged around the yards are a number of containers used as secure storage for the liveries.

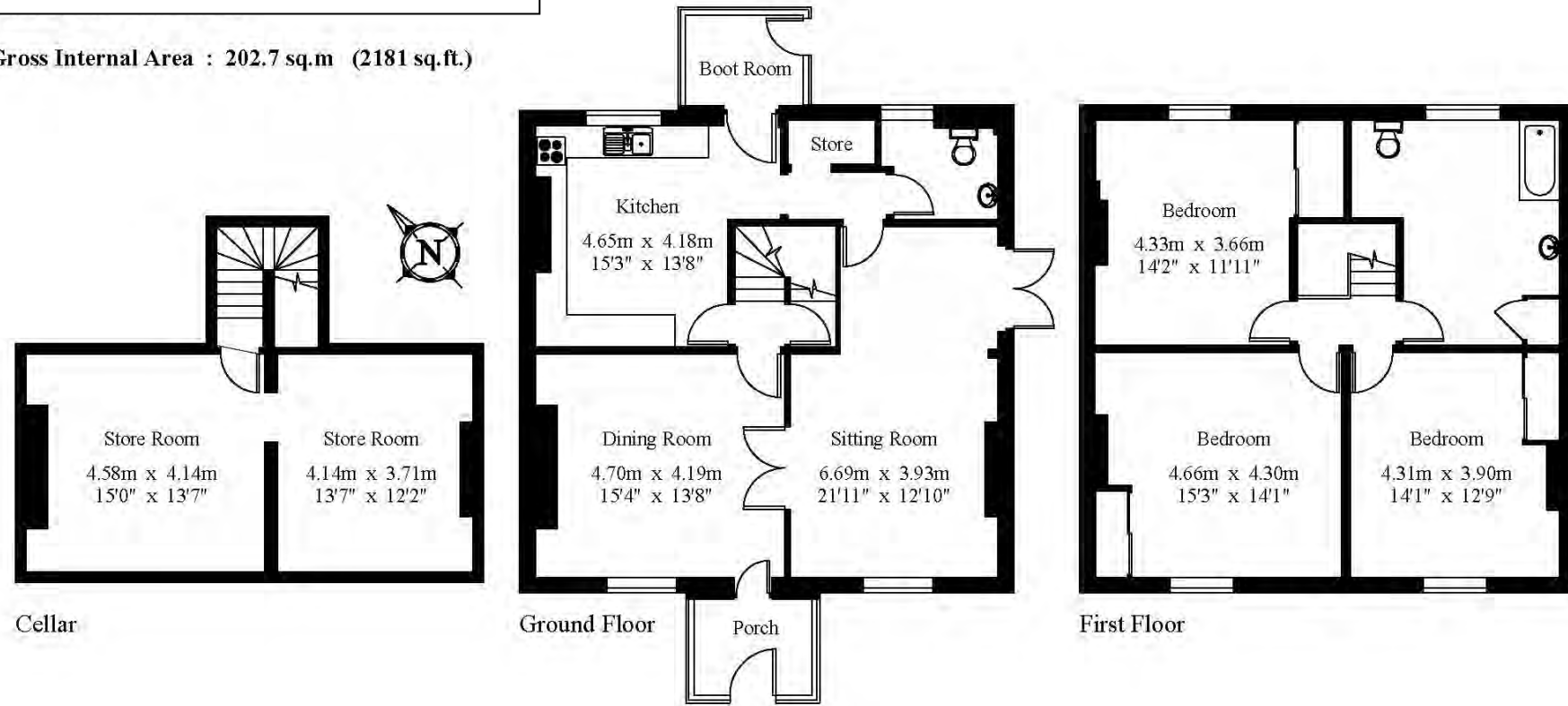




# FLOORPLANS

## BURNT HOUSE FARMHOUSE

Gross Internal Area : 202.7 sq.m (2181 sq.ft.)



**NOT TO SCALE**

For Identification Purposes Only.  
© 2024 Trueplan (UK) Limited (01892) 614 881

## **LAND**

The land is split into two main parcels either side of Cookham Road. The large parcel to the north includes the stable yards and approximately 20.91 acres, and to the south of Cookham Road is approximately 3.26 acres to include a horse manure storage area. The land is laid to grass and is currently used for the grazing of horses in conjunction with the livery business. The land is classified as Grade II on the Agricultural Land Classification Plan with loamy soil types with free draining characteristics. The property in total extends to approximately 26.76 acres.

## **THE LIVERY BUSINESS**

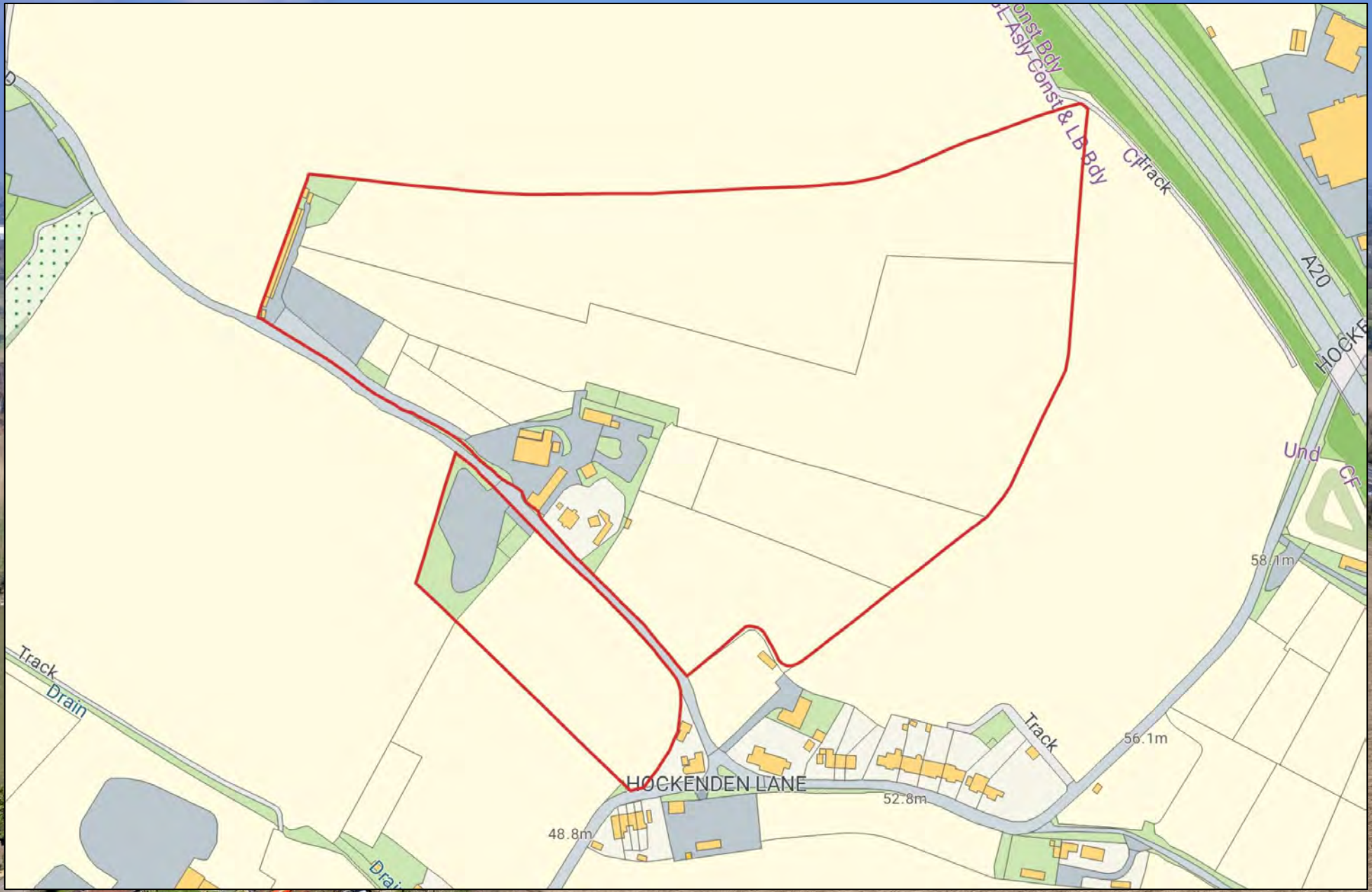
Up to 52 stables are let on a weekly basis to include turnout and a storage area. Hay and feed can be provided at extra cost. There is a large sand school located by the western yard, approximately 60m (max) x 30m (max). There are also horse box storage facilities on site, which are let on a weekly basis. Further details are available on request.

A Boundary Plan showing the extent of the property to be sold is overleaf for your information.





# BOUNDARY PLAN



## SERVICES

As far as we are aware the property is connected to metered mains electricity and water. There is a private drainage system and oil-fired central heating in the house. **Please Note:** The services have not been checked or tested.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

## ACCESS

Access is directly from Cookham Lane which we assume to be an adopted Public Highway. From the farm gates Cookham Lane continues in a north-westerly direction, passing under the A20 to connect with the B2173. However by the farm gate there is a locked barrier installed by the highway authority so no access is possible. **Please note** – A Highways Search has been undertaken and will be available once received.

## METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

## PLANNING & OVERAGE

Burnt House Farm is situated within the London Borough of Bromley and a search of the online planning portal has been undertaken. No recent applications in relation to the property to be sold were found. **Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property may be available from Bromley Council website or the selling agents on request.

The vendors will reserve 25% of future development value on the property. For the avoidance of doubt,

replacement or extensions to the existing dwelling will not trigger an uplift payment and neither will any agricultural or equestrian planning consents, including new or upgrading of the existing equestrian facilities.

## LOCAL AUTHORITY

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

**London Borough of Bromley**, Civic Centre, Stockwell Close, Bromley BR1 3UH

## TENURE

Burnt House Farm is understood to be freehold and is registered under Title Numbers SGL588205 and SGL581881. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

## PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering.

## EASEMENTS, WAYLEAVES & 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 are no public rights of way across the property.

## ACREAGES & MEASUREMENTS

The acreages and measurements 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.

## OUTGOINGS

**EPC** – Rating F.

**Council Tax** – Band G

## PHOTOGRAPHS

The photographs within these particulars were taken in March 2024.

## 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.

## 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 our Challock Office on the details below.

## BTF Partnership

**Canterbury Road, Challock, Ashford, Kent TN25 4BJ**

**Tel: 01233 740077**

**Email: [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

**Reference - RPT/R1969.1**

## GUIDE PRICE

**£1,500,000**





Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

4BJ