





Stonehouse Lane, Halstead, Nr Sevenoaks, Kent TN14 7HH

- UNIQUE REDEVELOPMENT OPPORTUNITY OF A HISTORIC FARMSTEAD
 - GRANTED PLANNING PERMISSION 23/01255/FUL (SEVENOAKS)
 - CIRCA TEN ACRES WITH 0.9 HECTARE (APPROX 2.2 ACRE) SITE
- ATTRACTIVE SEMI-RURAL SETTING • CONVENIENT FOR ROAD NETWORKS
 - COMMUTER FRIENDLY - KNOCKHOLT STATION - 0.8 MILES (LONDON BRIDGE - 32 MINS)
 - SEVENOAKS - 7 MILES • BROMLEY - 7 MILES
 - METROPOLITAN GREEN BELT



Historic farmstead of circa 10 acres located to the south and west of Stonehouse Lane containing a 0.9 hectare site with granted planning permission (23/01255/FUL) for the demolition of one dwelling, existing outbuildings and hardstanding, and the creation of six new dwellings with the existing farmhouse to remain.

This rare prospect is located in a picturesque yet convenient semi-rural setting, well placed for access to major road networks (A21/M25 for Gatwick, Heathrow etc) as well as London (Knockholt station – 0.8 miles – London Bridge, 32 minutes)

GRANTED PERMISSION OVERVIEW:

- Dwelling 1 - existing four bedroom farmhouse to be retained
- Dwellings 2 & 3 - a semi-detached pair of two storey dwellings, each providing three bedrooms. To be finished in a combination of flint and timber cladding with a clay tile roof
- Dwellings 4, 5, 6 & 7 - single storey construction with an agricultural barn character, finished in timber cladding with a zinc roof. Dwelling 4 would contain three bedrooms, dwellings 5, 6 & 7, two bedrooms
- All new dwellings would have access to two parking spaces

LOCATION:

Halstead is a lively, thriving village nestled on The North Downs and surrounded by glorious countryside, with easy access to excellent private and state schools. It is known for its strong sense of community, beautiful church, popular pubs, primary school and various clubs and societies. Nearby Knockholt station offers fast and frequent services to central London in just under forty minutes and the M25 is located within a short drive at junction 4.

SERVICES, OUTGOINGS & INFORMATION:

Mains electricity, gas & water. The property currently has private drainage (cesspit), however mains drainage is available in the lane for future connection.

Council Tax Band: G (Sevenoaks) for the existing Farmhouse

EPC: E (Farmhouse)

We have been advised that there is some subsidence damage to the rear wall of the Farmhouse. Three brick built buttresses have been added in the past to reinforce the elevation

VIEWING:

Strictly by appointment via James Millard Independent Estate Agents.

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First Floor

Farmhouse – Gross Internal Area : 221.9 sq.m (2,388 sq.ft.)



Ground Floor



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JAMES MILLARD
INDEPENDENT ESTATE AGENTS