



**CHURCHILL**  
COUNTRY & EQUESTRIAN



**Egerden Farm, Kent**

# Egerden Farm, Martins Lane, High Horden, Kent,

## T26 3JP

An exceptional development opportunity to convert two individual barns into five dwellings, set within an attractive rural setting. Up to 20 acres is also available by separate negotiation.

One barn (Lot 2) benefits from full planning consent for the creation of two detached dwellings. The second barn (Lot 3) has approval under Class Q Permitted Development for conversion into three dwellings. Planning application references: Lot 3. NOT/2025/0585 and Lot 2 .PA/2023/2263.

For purchasers seeking additional land, approximately 20 acres is available by separate negotiation. This can be acquired only in conjunction with the purchase of the whole site or with Lot 2 and is not available as a standalone option.

The property is offered for sale as a whole or in individual lots, providing flexibility for a range of buyers, including developers and those looking to create a bespoke rural residence.

### **Lot 1 – £975,000**

The entire site with consent for five dwellings.

### **Lot 2 – £600,000**

A plot with full planning permission for the construction of two detached dwellings.

### **Lot 3 – £450,000**

A barn with Class Q consent for conversion into three dwellings.



### **Lot 1 Barns with Planning Consent at Egerden Farm Guide Price: £975,000**

An excellent development opportunity comprising two principal plots extending to approximately 2.32 acres in total.

The first barn benefits from full planning consent for the conversion into two detached dwellings, each extending to approximately 2,050 sq ft, with associated garden space and parking, set within around 1.36 acres.

The second barn has Class Q permitted development consent for conversion into three dwellings, totalling approximately 3,130 sq ft. The scheme comprises two three-bedroom properties and one two-bedroom dwelling, set within approximately 0.963 acres.

Both plots have power and water connected. The barns are constructed with concrete fibre roofs.(STS)

There is an opportunity to acquire an additional 20 acres by separate negotiation. This land is only available in conjunction with the purchase of the whole site or with Lot 2 and is not offered as a standalone option.

A public footpath runs along the entrance drive.

### **Lot 2 Guide Price: £600,000**

The design provides well-proportioned living space, including double bedrooms, with the principal bedroom benefiting from an en suite, alongside a family bathroom.

On the ground floor, both properties feature a spacious entrance hall, study, snug, guest bedroom, and a generous open-plan kitchen, living and dining area, complemented by a large utility room.

The properties will enjoy private gardens with attractive views across the surrounding countryside, offering a rural yet accessible setting. Up to 20 acres could be purchased with this lot.

### **Lot 3 Guide Price: £450,000**

A barn with Class Q permitted development consent for conversion into three single-storey dwellings, totalling approximately 3,130 sq. ft.

The proposed accommodation comprises two three-bedroom properties and one two-bedroom dwelling. Each is designed with open-plan kitchen and living spaces, en suite facilities, and bi-fold doors opening onto private garden areas with parking.

### **Further Information**

SERVICES: Water and electricity supply available LOCAL AUTHORITY: Ashford Borough Council

TENURE: Freehold. VIEWINGS: Strictly by appointment only.

Lot 1 – As a whole



**Lot 2 – Consent for two detached dwellings**



PROPOSED NORTH ELEVATION - UNIT 1 & SOUTH ELEVATION - UNIT 2  
SCALE 1:100



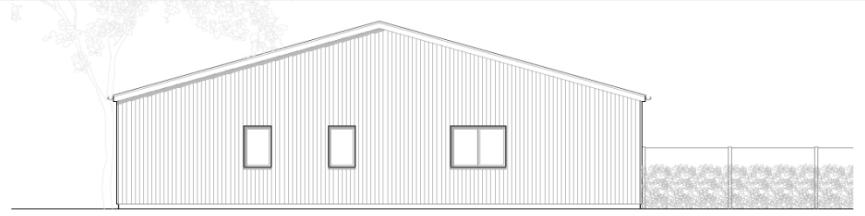
PROPOSED NORTH ELEVATION - UNIT 2  
SCALE 1:100



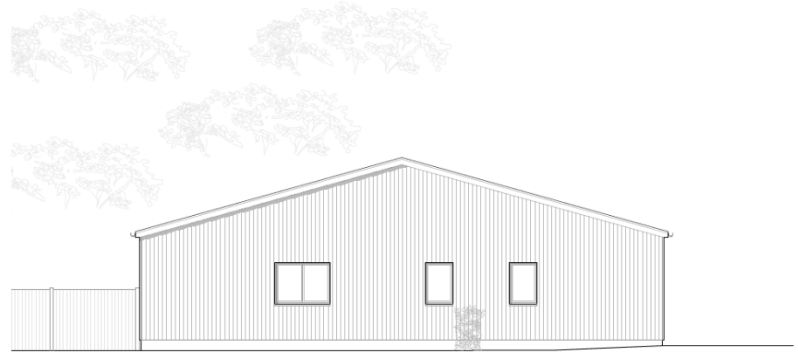
PROPOSED SOUTH ELEVATION - UNIT 1  
SCALE 1:100



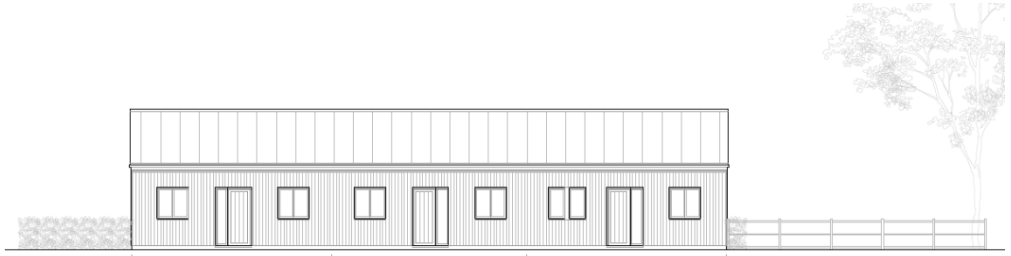
**Lot 3 - Class Q Consent for three dwellings**



PROPOSED WEST ELEVATION  
SCALE 1:50



PROPOSED EAST ELEVATION  
SCALE 1:50



PROPOSED NORTH ELEVATION  
SCALE 1:50



PROPOSED SOUTH ELEVATION  
SCALE 1:50

Lot 2 Block Plan



ITH BIODIVERSITY  
STAILS TBC

GARDEN

PATIO

PARKING

GRAVEL  
TRACK

RETAINED AND MANAGED LANDSCAPING

UNIT 2

GARDEN

PATIO

DRIVEWAY

PARKING

UNIT 1

O.T.P.

OUTBUILDING 2

EGERDEN FARM

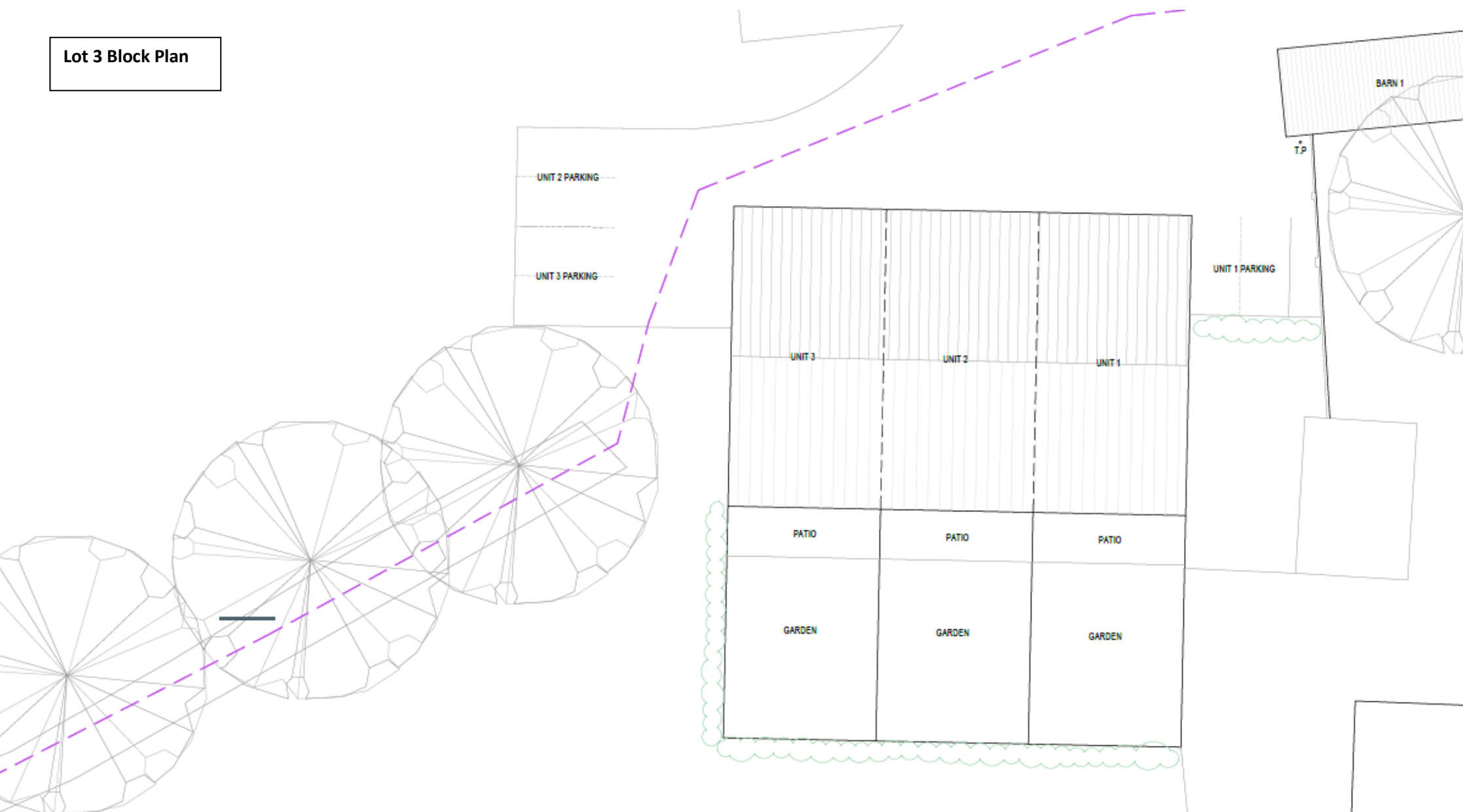
\*T.P.

CONCRETE

AT 1508 PUBLIC RIGHT OF WAY

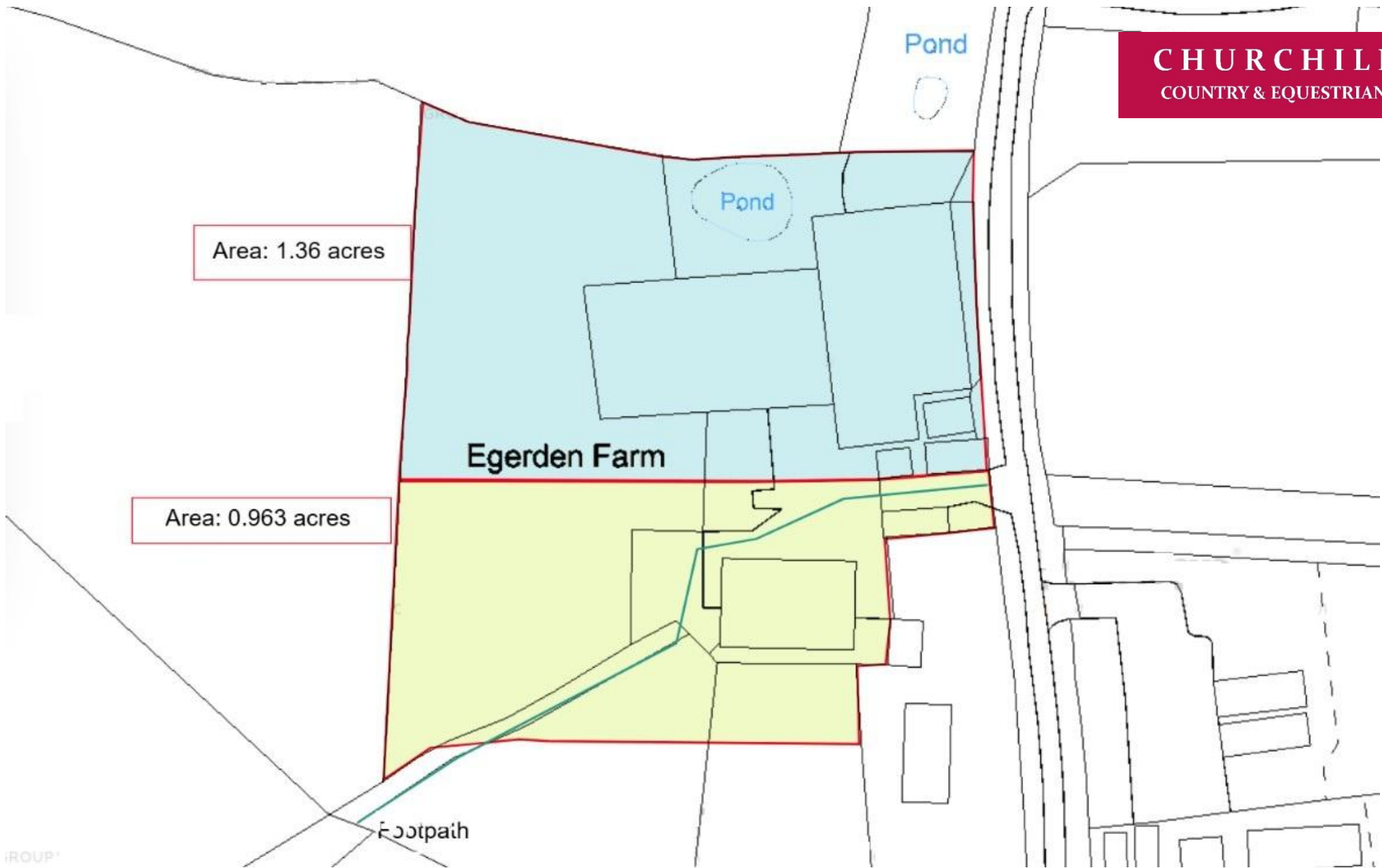
FARM  
ENTRANCE

Lot 3 Block Plan



PROPOSED BLOCK PLAN  
SCALE 1:200





Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

**ANTI-MONEY LAUNDERING REGULATIONS** In accordance with the Money Laundering Regulations 2017, intending purchasers will be required to provide proof of identity and evidence of financial ability to proceed with a purchase. This information will be requested once an offer has been agreed, and we ask for your cooperation to avoid any delay in the transaction. **PROPERTY DETAILS.** These particulars are intended to give a fair description of the property but do not constitute or form part of an offer or contract. All statements contained within these particulars are made without responsibility on the part of the agent or seller. The agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore cannot verify that they are in working order or fit for purpose. Prospective buyers are advised to obtain verification from their solicitor or surveyor. Information regarding tenure, boundaries, and other legal matters is provided by the seller and has not been verified by the agent. Buyers should seek confirmation from their solicitor. Descriptions, measurements, and distances are provided as a guide only and should not be relied upon as statements of fact. Any areas, measurements, or distances given are approximate. In line with the Consumer Protection from Unfair Trading Regulations 2008, we aim to ensure that all material information is accurate and not misleading. However, if there is any point of particular importance to you, please contact us and we will be pleased to check the information. Prospective purchasers are advised to check the availability of the property before travelling to view. Any reference to alterations or use of the property does not imply that any necessary planning permission, building regulation approval, or other consent has been obtained. Buyers should verify this information independently. These particulars may be subject to change and do not form part of any legally binding agreement.