

CROWN HOUSE MAIN ROAD (R),
KNOCKHOLT, SEVENOAKS, TN14 7LS

Guide Price £1,600,000 Freehold

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

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Description

Development Site for Sale: Six Homes for Private Sale

An opportunity to acquire the former Crown public house (approx. 3,300 sq ft / 307 sq m) and its surrounding land in the heart of Knockholt village.

Planning permission is due imminently for four brand new houses, plus the conversion of the former pub into a pair of semi-detached homes, creating six homes in total.

The homes range from approx. 1,500 to 2,368 sq ft (139 to 220 sq m), with three and four bedroom layouts, and each has off-street parking.



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Location

Crown House sits on Main Road in the heart of Knockholt, a sought-after village on the crest of the North Downs, around 5 miles north-west of Sevenoaks and 6 miles south of Orpington. Surrounded by open farmland, the village has a genuinely rural feel with far-reaching views, yet sits right on the edge of Greater London.

Transport:
Knockholt station (zone 6) is around 2 to 3 miles away, with direct trains to London Bridge in approximately 40 minutes and to Charing Cross. Sevenoaks and Orpington stations offer further fast services into London. Junction 4 of the M25 is a short drive away, giving easy access to the motorway network and Gatwick, while a local bus links the village with Orpington and Sevenoaks.

Schools:
St Katharine's Knockholt C of E Primary School is on Main Road, within walking distance of the site, with further primary schools in nearby Halstead and Pratts Bottom. Sevenoaks offers an excellent choice of secondary schools, including Knole Academy, Trinity School and grammar school annexes for both girls and boys, as well as the renowned Sevenoaks School.

Planning

A planning decision is imminent - full information available in our data room

Contributions & BNG

CIL estimated £195,694

BNG: Satisfied by installing small pond in adjoining land owned by the seller

Dataroom

Further information found in the dataroom on our website
Access code: crown1

Viewings

The house is currently occupied and any viewing / site walk is strictly by appointment only

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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