



PINE RIDGE LAND
Pound Lane, Knockholt, Kent TN14 7NE

- Attractive Parcel of Land
- Set on the Edge of an Accessible Village
- Approx. 0.2 Acres

REF EO/BU/3977

RURAL
SCENE

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:
Sevenoaks 5 miles • M25 (Junction 5) 3 miles
Knockholt Mainline Station
(London King's Cross 44 mins)

A highly attractive parcel of land of approx. 0.22 acres on the fringe of the accessible village of Knockholt

The land lies adjacent to Pine Ridge Riding School and has its own private entrance off Pound Lane. The current vendors have not applied for planning permission for any kind of development, interested parties should make their own enquiries but it is believed that it is highly unlikely that planning permission for a dwelling will be granted.

Knockholt is an extremely accessible village with a useful range of local amenities, including a shop, school, doctors surgery and mainline station with regular services to London King's Cross, which takes about 44 minutes. Nearby Sevenoaks offers a much wider range of amenities and Junction 5 of the M25 motorway is also easily accessible.



Plan for Identification Only – Not to Scale

LOCAL AUTHORITY

SEVENOAKS DISTRICT COUNCIL
Tel: 01732 227000

SERVICES

MAINS ELECTRICITY & MAINS WATER ARE CLOSE BY - BUT ARE CURRENTLY NOT CONNECTED TO THE SITE.

DIRECTIONS

From Junction 5 of the M25 motorway proceed to Knockholt. In the centre of the village at the junction, turn right and then almost immediately left, into Pound Lane. The property will be found after about 200 yards on the right hand side adjacent to the entrance to Pine Ridge Riding School.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE

£ 150,000

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N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited Pine Ridge but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.