



Land & Property Experts



DEVELOPMENT OPPORTUNITY

THE BUILDINGS AT SCHOOL FARM

CRANBROOK ROAD · BENENDEN · CRANBROOK · KENT TN17 4EU

**THE BUILDINGS AT SCHOOL FARM
CRANBROOK ROAD
BENENDEN
CRANBROOK
KENT TN17 4EU**

<i>Cranbrook</i>	-	<i>2 miles</i>
<i>Benenden</i>	-	<i>1.5 miles</i>
<i>Staplehurst</i>	-	<i>7.5 miles</i>
<i>Maidstone</i>	-	<i>16 miles</i>
<i>Tunbridge Wells</i>	-	<i>16 miles</i>

An interesting development opportunity set in a favourable location within the popular Cranbrook School Catchment Area.

- A detached former agricultural building with part residential/office use in poor order with consent to convert/extend to a three-bedroom dwelling with associated garage under Planning Permission Ref: 22/03019/FULL.
- Detached single storey one bedroom Holiday Let Cottage.
- Established gardens and grounds extending to 1.49 acres in total.

FOR SALE BY PRIVATE TREATY

OFFERS IN EXCESS OF £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

The buildings at School Farm are set on the rural peripheries of the popular village of Benenden (1.5 miles) and the Historic Market Town of Cranbrook (2 miles) in the High Weald Area of Outstanding Natural Beauty (AONB). Benenden, notable for its village green and Girls Boarding School affords a Community Shop with Post Office Counter, Anglican Church of St George, Primary School (Ofsted Good 2022) an independent Butchers and public house. Cranbrook provides a good range of shops and amenities including COOP Supermarket, restaurants, doctors and dental surgeries, Leisure Centre and Sports Clubs as well schools. The property falls within the sought after Catchment Area for one of these, Cranbrook School (11-18yrs), whilst the station at Staplehurst (7.5 miles) provides a regular commuter service into London (55 mins). The property is well placed for links to the national road/motorway network; M20 via Leeds and the A20, as well as the M25 via A21 at Flimwell or Lamberhurst, Gatwick Airport and the Eurotunnel/Port of Dover.

The County Town of Maidstone and Spa Town of Tunbridge Wells are within 16 miles both providing a comprehensive range of facilities and amenities. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

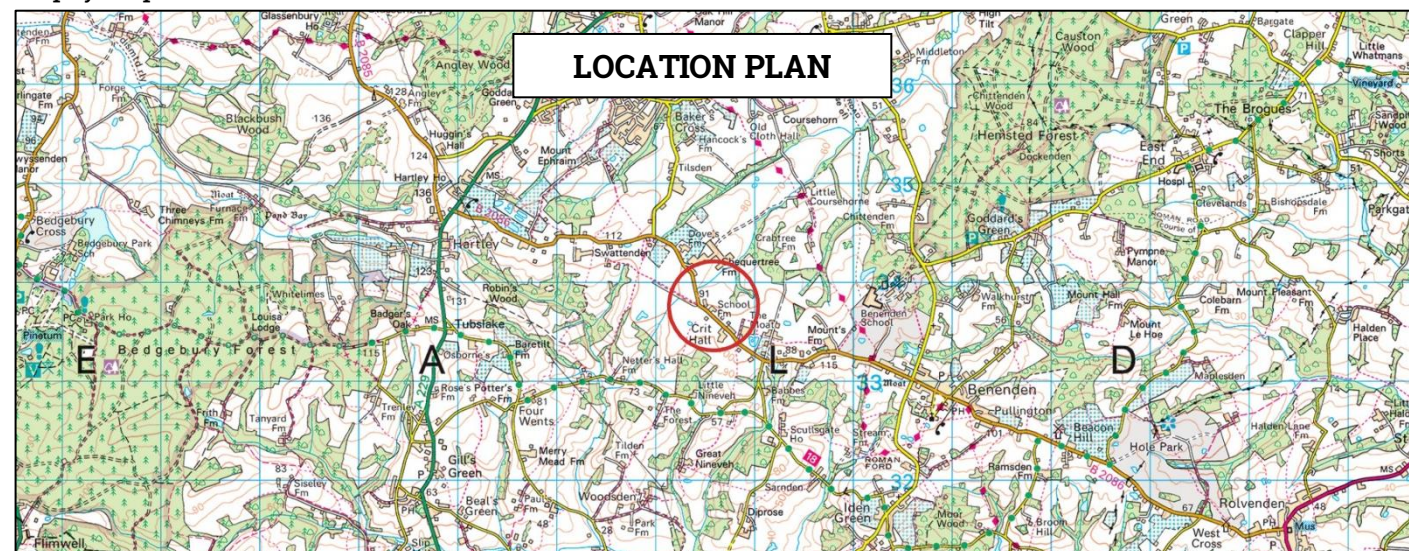
DIRECTIONS

From the centre of Cranbrook, head east onto The Hill, passing the Windmill and turn right onto Tilsden Lane. Proceed to the end of this road turning left onto B2086 towards Benenden. Follow this road for 0.6 miles where the drive entrance to the property will be located on your left between Hartleys and School Farmhouse.

From the crossroads at Benenden, proceed out of the village in a westerly direction on the Cranbrook Road. Proceed for 1.46 miles and the drive entrance to the property will be located on the right, between School Farmhouse and Hartleys.

WHAT 3 WORDS

taxpayers.piston.shredder





GENERAL DESCRIPTION

A predominantly level site comprising of two principal detached buildings (The Cow Shed and The Camel House), timber stores, concrete base (Yurt) and parking areas set within established gardens and grounds, including a small paddock, in all extending to just under 1.5 acres. The detached, converted single storey **Holiday Let** (The Camel House) is a functioning building of principally timber elevations with shuttered double glazed casement windows, under a flat felt and shallow pitched shingle tiled roof and comprises: Open plan **Kitchen/Reception Room** with oil fired, two oven Aga, **Utility & Airing Cupboards, Bedroom** and **Bathroom**. The larger detached building on site, also single storey (The Cow Shed) had been used as offices and part residential, formerly an agricultural building of basic concrete portal frame construction with brick/block walling with mixed fenestration, under a pitched corrugated fibre cement sheet roof with timber lean-to at the rear. This building now in poor order has approval (22/03019/FULL) to convert/extend into a dwelling with accommodation proposed as follows: - **Entrance & Inner Halls**, open plan **Kitchen & Living Room Area with Utility Room off, Study, Bathroom, 3 Bedrooms (one with ensuite Shower Room)**. The consented footprint of the property to be converted extends to just under 160m² (1722 sq ft).

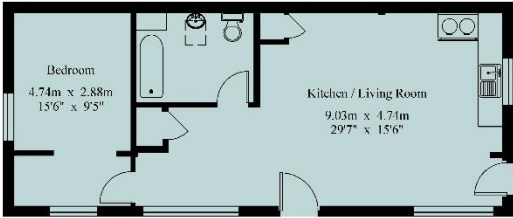
Both buildings sit close to the western boundary of the plot amid established **gardens and grounds** which include grassed areas, an **orchard**, a small plantation of young deciduous trees, **detached timber stores**, concrete base (Yurt), poultry run, **off road parking**, mature oaks and **paddock** (0.70 acres) backing onto farmland to the north. The total plot extends to just under one and half acres. Please see the plans opposite for further information.



CURRENT & PROPOSED FLOOR PLANS

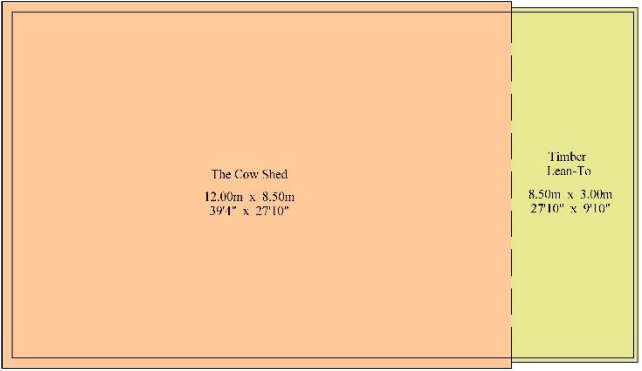
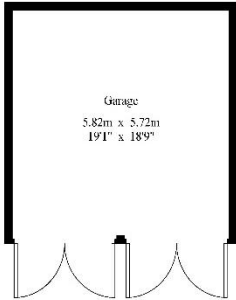
Existing Buildings at School Farm

The Camel House - Gross Internal Area : 57.0 sq.m (613 sq.ft.)
The Cow Shed - Gross Internal Area : 102.0 sq.m (1097 sq.ft.)
Timber Lean-To - Gross Internal Area : 25.5 sq.m (274 sq.ft.)

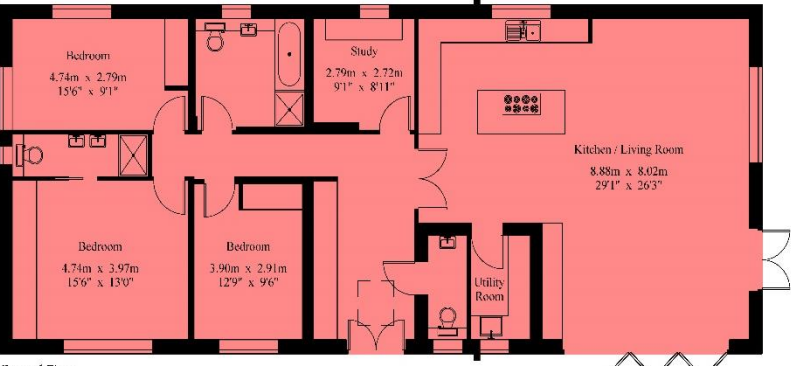


Proposed Dwelling at School Farm

House - Gross Internal Area : 160.4 sq.m (1726 sq.ft.)
Garage - Gross Internal Area : 33.2 sq.m (357 sq.ft.)



For Identification Purposes Only.
© 2023 Traupen (UK) Limited (01892) 614 881



For Identification Purposes Only.
© 2023 Traupen (UK) Limited (01892) 614 881

Ground Floor

BOUNDARY PLAN



SERVICES

The buildings at School Farm are currently connected to a mains water and electricity supply. Both principal buildings are served by a modern GRAF private drainage system. A modern 1300l bunded oil tank connects to a two oven Aga in the Holiday Let building.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is via a private drive off B2086, an adopted public highway.

METHOD OF SALE

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

TENURE

The property is registered as part of Land Registry Title Numbers K86261 & K484144. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ. 03000 41 41 41

Tunbridge Wells Borough Council, Town Hall Building, Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RS. 01892 526121

PHOTOGRAPHS

The photographs within this brochure were taken in May 2023.

PLANNING

Consent has recently been granted for the conversion and extension of a single detached part residential, part office, former twentieth century agricultural building (The Cowshed) with associated garage, garden land, parking, landscaping, and biodiversity enhancements under planning permission 22/03019/FULL.

A copy of the full decision notice along with the officer's report and planning history is available on the Tunbridge Wells Borough Council Planning Portal or the selling agents on request.

The Holiday Let (The Camel House) was converted/extended within the last decade under planning permission 15/508627/FULL.

Planning permission 11/00977/FUL was granted for the temporary erection of a yurt for six months between April and September.

EASEMENTS, WAYLEAVES AND 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.

COUNCIL TAX AND/OR BUSINESS RATES

To be determined where applicable.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are required to obtain proof of identification for all Purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

ACREAGES

The acreages 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.

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/distances 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 Christopher Linton on the contact details below.

Tel: 01233 740077

Mob: 07423 656274 (Christopher Linton)

Email: challock@btfpartnership.co.uk

Reference: CL/R1911.1

GUIDE PRICE

OFFERS IN EXCESS OF £500,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ