



Land & Property Experts

Artist's impression



THE OLD DAIRY
SISSINGHURST · CRANBROOK · KENT · TN17 2AA

THE OLD DAIRY BUCKHURST FARM SISSINGHURST ROAD SISSINGHURST CRANBROOK KENT TN17 2AA

<i>Sissinghurst</i>	-	<i>0.5 miles</i>
<i>Cranbrook</i>	-	<i>1.5 miles</i>
<i>Goudhurst</i>	-	<i>5 miles</i>
<i>Staplehurst</i>	-	<i>5 miles</i>
<i>Tenterden</i>	-	<i>8 miles</i>
<i>Tunbridge Wells</i>	-	<i>15 miles</i>

An opportunity to convert a redundant Dairy building into a contemporary five-bedroom dwelling extending to 4,815sqft in a rural yet accessible location in the High Weald AONB

- A former agricultural building with planning permission under Planning Ref: 21/02289/FULL
- Consent to demolish the neighbouring barn and erect a new detached two-bay garage with office above
- Gardens and adjoining woodland with a pond to the south and west are included in the sale
- In all approx. 2.16 acres

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE: - £650,000**

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

This conversion project is situated just to the south-west of the village of Sissinghurst in the High Weald Area of Outstanding Natural Beauty. Sissinghurst and Cranbrook (known as the capital of the Weald), provide a wide range of day-to-day facilities and amenities including schools, restaurants, public houses, cafes, post offices, tennis courts, playing fields and shops. The site is within the catchment for the renowned Cranbrook School, one of the Country's few state boarding schools and is also close to Sissinghurst Castle, home to one of the most famous gardens in England. Extensive leisure opportunities exist with walking routes to Cranbrook, Sissinghurst Castle and further walking, riding and cycling at nearby Bedgebury and Hempsted Forests, sailing and fishing at Bewl Water and golf at Charthills, Hempsted Forest and Rye.

Although rural, there are excellent transport links by road and rail. The A229 which runs north to south from Blue Bell Hill (M2) (with access to the M20 at Maidstone) to East Sussex is less than half a mile away. The A262 provides excellent east to west road links providing easy access to Goudhurst, Tunbridge Wells and Biddenden, Tenterden and Ashford to the west. Rail links from Staplehurst to London are possible in under an hour and bus routes link Sissinghurst to Cranbrook, Tunbridge Wells and Maidstone.

DIRECTIONS

From Tunbridge Wells, take the A21 southbound (to Lamberhurst/Hastings). After two miles, take the second exit at the roundabout and stay on the A21. After 3 miles at Forstal Farm roundabout take the first exit onto the A264 signposted Goudhurst. Pass through Goudhurst and continue to the Wilsley Pound roundabout. Take the 2nd exit to stay on the A262. The driveway for Buckhurst Farm is the first access track on the right (in 0.4 miles).

The What3Words location is:- [///planet.giraffes.dance](https://www.what3words.com/?q=///planet.giraffes.dance)



GENERAL DESCRIPTION

The Dairy was originally part of the larger farm unit at Buckhurst Farm. When the herd was dispersed, the buildings became general farm storage. The dairy is a single-storey structure of block construction under a corrugated fibre cement roof with an open-fronted bay along the south-western elevation. The site includes a concrete frame Atcost building which will be demolished as a Condition of the Planning Consent, with permission to erect a new detached garage in its place. The consented site forms the south-western end of the original farmyard, which includes the Vendor's family home. There is also a farmhouse, which is in third-party ownership, and a period granary building. There are wooded areas to the south and west, part of which are included in the sale, and these adjoin a footpath network connecting Sissinghurst with Cranbrook.



INTERIOR

The proposed floor plans have been designed to offer spacious, well-lit living accommodation. The layout is shown on the Floor Plan opposite and would offer the following accommodation:- A front door opening into the **Entrance Hall** leading to the open plan, triple aspect **Kitchen / Diner** and **Living area**. There will be bi-fold doors to the southwest elevation and sliding doors to the northwest elevation giving access to the **Garden**. In addition to the glass doors, a number of new windows, including some floor to ceiling, and a pair of velux windows over the kitchen will offer ample natural light. A door from the kitchen area will lead to a **Utility Room** with door to **walk-in Larder** and door to the garden. A second door from the utility opens into a **Cloakroom** with door to a **separate WC** and a door to the Entrance Hall. From the entrance hall further doors lead to the **Guest Bedroom (double)** with en-suite (with room for a shower, WC and hand basin), a **Master Bedroom** with **Dressing Room**, bifold doors giving access to the garden and large **en-suite** (with room for a bath, separate shower, WC and Jack and Jill hand basins), **Bedroom 2 (double)** with **en-suite** (with room for a shower, WC and hand basin), **Bedrooms 3 and 4** (both double), a **Family Bathroom** (with room for a bath, separate shower, WC and hand basin) and **Airing Cupboard**. **Bedroom 4** has a full height window, with a further two proposed in the entrance hall.

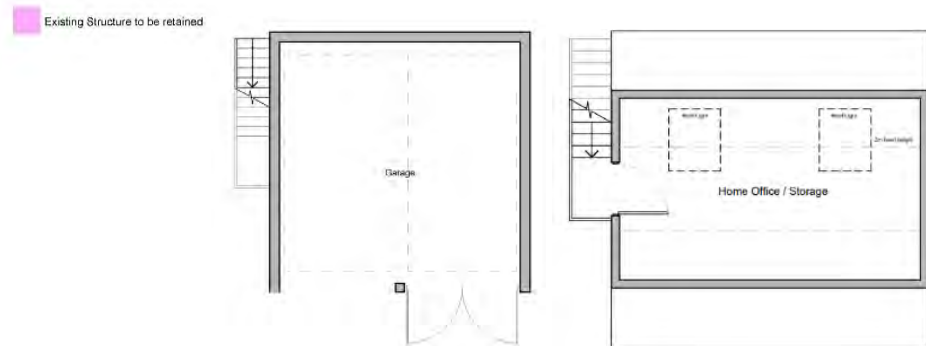


Artist's impression

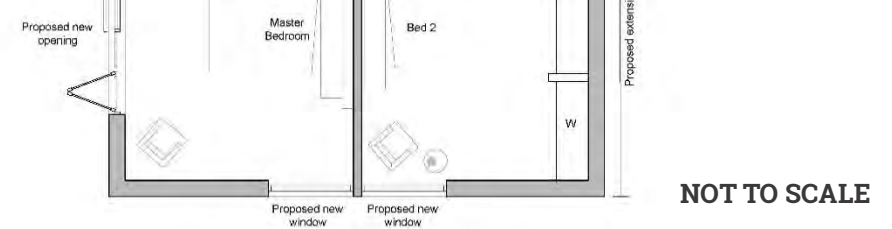
DAIRY - PROPOSED FLOOR PLAN



GARAGE - PROPOSED FLOOR PLAN

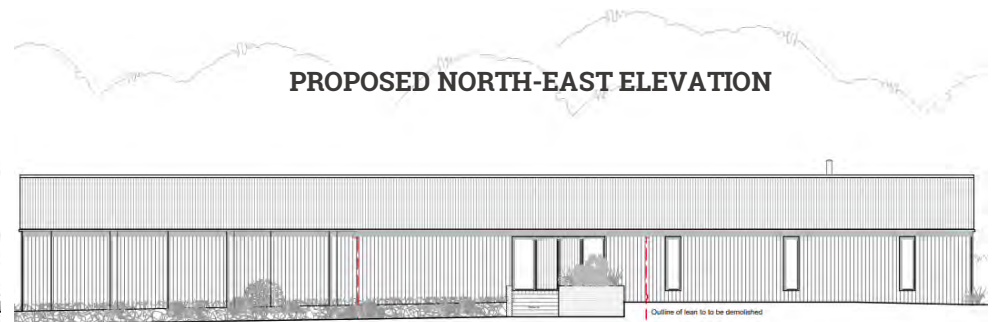


PROPOSED SOUTH-WEST ELEVATION



NOT TO SCALE

PROPOSED NORTH-EAST ELEVATION



BOUNDARY PLAN

NOT TO SCALE

2.16 ac

The map shows a green field with a red boundary. A blue line represents a stream or path. A blue pond is labeled 'Pond'. A small orange building is labeled 'Well Work'. A dashed line is labeled 'Main Road'. To the right, there are orange buildings labeled 'Buckhurst Farmhouse' and 'Swits'. A road runs along the bottom of the field.

NOT TO SCALE

2.16 ac

PROPOSED BLOCK PLAN

The aerial view shows the proposed building layout. The main building has a dark roof and is situated next to a parking lot. The building is surrounded by trees and a pond. The plan is labeled 'PROPOSED BLOCK PLAN'.



SERVICES

The property is currently not connected to any services; however, we are informed that mains water and electricity are connected to the farmyard. **Please Note:** None of these services have been checked or tested.

BOUNDARIES & PLANS

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available prior to offering. The plans provided are for identification purposes only.

ACCESS

Access to the property is over the farm drive from Sissinghurst Road. As far as we are aware Sissinghurst Road is a publicly adopted highway. **Please Note:** We have not undertaken a highways search.

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 Dairy is registered under Land Registry Title Number TT49581. Copies of the Office Copy Entry and Title Plan are available from the selling agents on request.

PLANNING

All the available planning documentation is available either from the selling agent's offices on request or from the Tunbridge Wells Borough Council planning portal.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Royal Tunbridge Wells, Kent TN1 1RS.

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 in these particulars.

PHOTOGRAPHS & ARTIST'S IMPRESSION

The photographs in this brochure were taken in April 2022. The artist's impressions have been produced to give a prospective purchaser an idea of what the site may look like once complete.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now 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.

CONDITIONS OF SALE

The vendor's family have owned Buckhurst Farm for many years so conditions of sale will be in place to

maintain the privacy and amenity of the surrounding buildings, the details of which are available from the selling agent's office.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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 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 Richard Thomas on the contact details below.

BTF Partnership

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Email: challock@btfpartnership.co.uk

Reference: RPT/R1698.2

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