



Ibbett Mosely

Sissinghurst Road, Biddenden, TN27 8EH



WITH GREAT POTENTIAL FOR EXPANSION IN A BEAUTIFUL GREEN BELT LOCATION ON THE OUTSKIRTS OF BIDDENDEN, A FISHERY COMPRISING FIVE LAKES, A STORAGE/BARN BUILDING, AN AMENITY BUILDING WITH SHOWER/TOILETS, KITCHEN AND CLUB HOUSE THE LANDSCAPED SITE EXTENDS TO APPROXIMATELY 11.48 ACRES (4.65 HECTARES) INCLUDING A HARD SURFACED ACCESS ROAD LEADING TO TWO LARGE HARD SURFACED PARKING AREAS.

PLANNING CONSENT HAS BEEN OBTAINED FOR A DETACHED BAILIFFS COTTAGE, HOLIDAY-LETS AND A DETACHED RETAIL SPACE.

SUBJECT TO NECESSARY CONSENTS IT IS CONSIDERED THAT THE FISHERY CAN BE FURTHER DEVELOPED WITH ADDITIONAL HOLIDAY LETS AND POTENTIALLY THE CONVERSION OF THE STORAGE/BARN BUILDING.

PRICE FREEHOLD £1,350,000

DESCRIPTION

A HOTSPOT FOR THE KEEN CARP ANGLER

THERE ARE FIVE LAKES IN A BEAUTIFUL SETTING IN THE HEART OF KENT, ONE SPECIMEN CARP LAKE, ONE SPECIMEN CARP/CAT/PIKE PREDATOR LAKE, ONE COARSE LAKE, ONE MATCH LAKE AND A TENCH/FAMILY POND. THERE ARE TWO DISABLED SWIMS ON THE SPECIMEN 1 CARP LAKE.

THERE IS AN OFFICE/TOILET/SHOWER AND KITCHEN FACILITY AND A LARGE STORAGE BARN.

PLANNING CONSENT HAS BEEN GRANTED FOR A BAILIFFS COTTAGE AND A NUMBER OF CAMPING PODS TO BE LOCATED IN VARIOUS LOCATIONS AROUND THE LAKES.

LOCATION

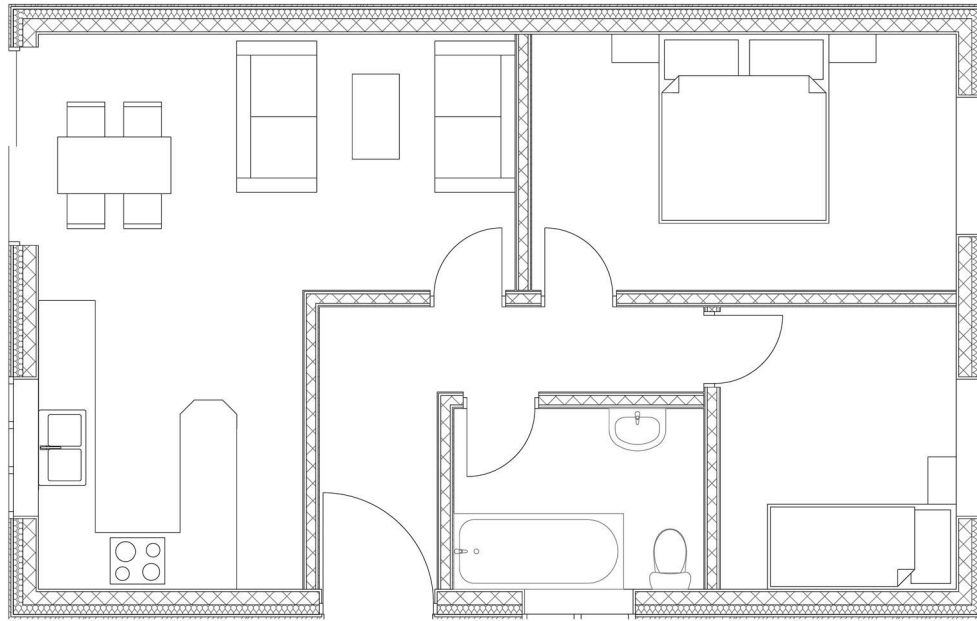
Greenacres Farm Fishery is located to the west of Biddenden just outside the settlement confines to the north of Sissinghurst Road A262 which provides the main through road connecting Biddenden to Lamberhurst via Goudhurst and Sissinghurst.

The site is surrounded by open countryside to the north, east and west and to the south is the boundary of the residential properties located to the north side of Sissinghurst Road. The Ashford Borough Council Local Plan Policies Map (2020) shows the site to be within land designated as a Landscape Character Area. The Environment Agency Flood Risk Map illustrates that the site does not lie within an area of high flood risk.

PLANNING

The following planning applications have





Proposed Floor Plan
 Scale: 1:50 @ A4
 Dwg N°: 2018-026v3-PropFloor

Greenacres Farm Fishery
 Sissinghurst Road
 Biddenden
 Kent
 TN27 8EH

22 August 2019

been made to Ashford Borough Council:

Ref: 07/00190/AS: Planning consent was granted for the enlargement/creation of fishing ponds, clubhouse with showers/toilets, car park and new landscaping, in relation to a fishing club. Retrospective removal of a condition on appeal decision.

Ref: 15/00449/AS: Planning consent was granted for erection of a single storey building to be used as amenity space and a single storey building to be used as retail space in connection with the fishing business.

Ref: 19/00505/AS-APP/E2205/W/21/3266911. Planning consent has been granted for four holiday let pods and a bailiffs cottage subject to conditions.

NOTES

1. Under Planning Ref: 15/00449/AS the amenity building comprising, showers/toilets/kitchen and club room has been built. The single storey building to be used as a retail space has not been built but can be at any time as an extant consent.

2. The Bailiffs Cottage and holiday-lets have not been built.

3. There are rights of way over the private track in favour of a residential dwelling and stables.

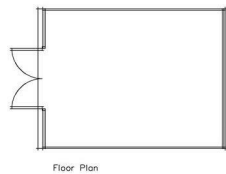
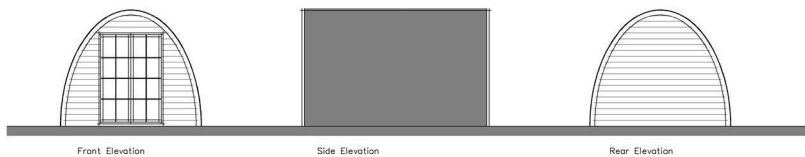
4. Accounts are available for inspection by genuine purchasers.



 **SJM PLANNING**

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 Website: www.sjmplanning.com

Scale: 1:50 @ A1
 Dwg N': 1
 Camping Pod.
 May 2019

SERVICES

Mains water and electricity are supplied to the site and there is a private drainage system.

BUSINESS RATES

We are advised that business rates are currently not payable, however this will change with the introduction of holiday lets/retail unit. Prospective buyers should make their own enquiries.

DRAWINGS

The drawings shown on the details are:

Page 4 - The proposed floor plan of the Bailiffs Cottage.

Page 5 - The elevations and floor plan of the Holiday Lets and the Retail Building elevations.



NOTES
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15/00449/AS
 13.7.15

REV
 1. 15/00449/AS - PROPOSED ELEVATIONS
 2. 15/00449/AS - PROPOSED ELEVATIONS
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 7. 15/00449/AS - PROPOSED ELEVATIONS
 8. 15/00449/AS - PROPOSED ELEVATIONS
 9. 15/00449/AS - PROPOSED ELEVATIONS
 10. 15/00449/AS - PROPOSED ELEVATIONS

PROJECT
 015/00449/AS - FISHERY
 015/00449/AS - FISHERY

TITLE
 PROPOSED RETAIL ELEVATIONS

CLIENT
 MR & MRS HANSON

DATE
 08/2014

SCALE
 1:100

DATE
 08/2014

BY
 JH

CHKD
 JH

ARHITEK
 ARCHITECTURAL
 CONSULTANTS
 10004
 10004



Ibbett Mosely

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EPC Rating-

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