

Outstanding Opportunity for your Dream Country Home

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Extremely Rare 'Roller Floor' post WWII Flat Oast Building with Full Planning Permission to convert into a substantial 4 bedroom residential unit of over 4000 square feet featuring an exceptional contemporary marriage with a traditional building

Idyllic location at a revived historic hamlet in the Kentish Weald

0.51 acres of land with an exceptional southern view

Existing Studio with Residential Status

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Horsmonden village centre 1.4 miles

Paddock Wood, including Mainline Railway Station 3.9 miles

A21 Dual Carriageway 4.6 miles

Tunbridge Wells Retail Park 7.8 miles

Tunbridge Wells Centre 8.8 miles

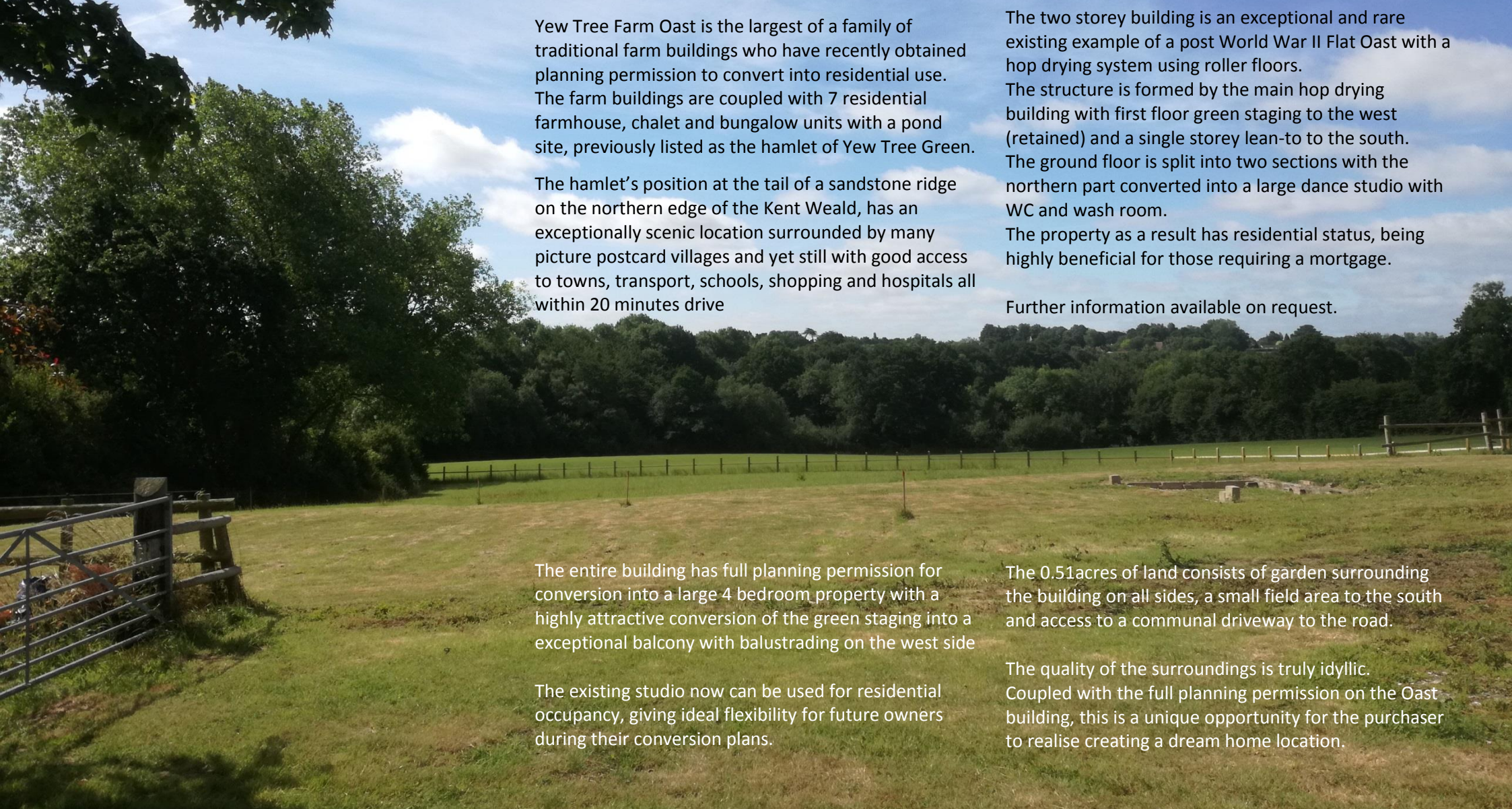
Tonbridge Centre 9 miles

Yew Tree Farm Oast, Yew Tree Green Road, Horsmonden, Kent, TN12 8HR

Offers from £590,000



Charles Roberts



Yew Tree Farm Oast is the largest of a family of traditional farm buildings who have recently obtained planning permission to convert into residential use. The farm buildings are coupled with 7 residential farmhouse, chalet and bungalow units with a pond site, previously listed as the hamlet of Yew Tree Green.

The hamlet's position at the tail of a sandstone ridge on the northern edge of the Kent Weald, has an exceptionally scenic location surrounded by many picture postcard villages and yet still with good access to towns, transport, schools, shopping and hospitals all within 20 minutes drive

The two storey building is an exceptional and rare existing example of a post World War II Flat Oast with a hop drying system using roller floors.

The structure is formed by the main hop drying building with first floor green staging to the west (retained) and a single storey lean-to to the south. The ground floor is split into two sections with the northern part converted into a large dance studio with WC and wash room.

The property as a result has residential status, being highly beneficial for those requiring a mortgage.

Further information available on request.

The entire building has full planning permission for conversion into a large 4 bedroom property with a highly attractive conversion of the green staging into an exceptional balcony with balustrading on the west side

The existing studio now can be used for residential occupancy, giving ideal flexibility for future owners during their conversion plans.

The 0.51 acres of land consists of garden surrounding the building on all sides, a small field area to the south and access to a communal driveway to the road.

The quality of the surroundings is truly idyllic. Coupled with the full planning permission on the Oast building, this is a unique opportunity for the purchaser to realise creating a dream home location.



Graphic Representation of the 1st floor lounge and balcony feature under planning consent looking north-west

Further Information

THE PURCHASE

The property is purchased under freehold

SERVICES

There is an existing metered electrical connection in place.

Water supply will need to be re-connected with a residential meter installed with connection to the mains supply across the road

A redundant cess pit in unsound condition will need to be decommissioned under purchase condition, leaving a requirement for a water treatment unit to be installed in the south of the land. The land has a highly convenient access to a drainage ditch where treated sewage has permission to run off.

BOUNDARIES

Maintenance of boundaries is required only to the north of the property with a hedge and fence bordering the road and to the west where the property boundary is with the communal Access driveway requiring residential fencing. This is a significant minority of the boundary area only that needs maintenance.

'ACCESS'

The garage of the Oast building will make its own access drive to reach the communal access driveway, which belongs to the owners of the Packing/Store building and its land situated to the south west and south of the Oast building.

The communal driveway, named as the 'Access' is shared with the owners of Shire Horse Barn (west of the Access driveway) and the future owners of the Oast building (east of the Access driveway). Maintenance and costs of the Access driveway are shared in equal 1/3 parts between the 3 property owners.

'RETAINED LAND'

There is a small area in the north-west corner of the Oast building's land (also previously known as lot 1) situated above a water pipe feeding Shire Horse Barn and up to the pole supporting telecommunications and electrical cabling for both Shire Horse Barn and the Packing/Store building.

The small area is labelled as the 'Retained Land'.

Shire Horse Barn owners (also previously known as lot 2) have rights of access to the 'Retained Land' under notice in order to maintain and repair their water, electrical, and telecommunication access.

Packing/Store building owners (also previously known as lot 3) have rights of access to the 'Retained Land' under notice in order to maintain and repair their electrical, and telecommunication access.

Both owners have a covenant in place to cover costs to the owners of the Oast building for any damage to the Retained Land area during their remedial work.

PERMISSIONS

The full planning permission agreed by Tunbridge Wells Council for the conversion of the whole Oast building to residential use has been extended until 11th January 2019 under reference 15/501954/FULL and Listed Building Consent 15/501955/LBC. Conditions and constraints are significantly limited in light of the building's listed status.

The building conversion requires building regulation consent.

Limited bat activity established previously has been re-surveyed this June in order to help the purchaser set up a Bat License with Natural England, requiring bat boxes to be installed on site and for building work to start outside of the summer bat roosting period.

TENURE

The Oast building has a studio with residential status in place. The building can be under vacant possession, hence avoiding council tax.

LOCAL AUTHORITY

Tunbridge Wells Borough Council, Mount Pleasant Road,
Royal Tunbridge Wells, Kent, TN1 1RS
T: 01892 526121 / E: info@tunbridgewells.gov.uk

PHOTOGRAPHS

The photographs used in the particulars were taken in April, May and June 2017.

VIEWINGS

The vendors 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 owners. Please contact Ben Pinsent under benpinsent@btconnect.com and 07947 021360 for further information.

OWNERS INFORMATION

My wife and I have been looking for a home in the countryside as a new build or building conversion for 7 years, as finding the right opportunity is a very considerable challenge. When we arrived on this site, the views and the feelings of the site gave that instant gut feel that this is it. We would live here for the rest of our lives in happiness. What a serene environment this is!

Our one challenge was the vendor's requirement for us to purchase 2 buildings and their curtilages together instead of just 1, but it was definitely worth the extra effort.

We have now carried out a significant amount of work to tidy up the land before putting the Oast building on the market. We are retaining a farm building (originally used for storage of apples) with its land curtilage for conversion into our home as neighbours to the Oast building.

Getting to know our neighbours has made us realise how fortunate we are to have such kind and good people surrounding us, being an added bonus for future owners of the Oast.

We are looking for a buyer searching for that ideal large home by carrying out building conversion in a truly delightful country setting and knowing that the neighbours are friendly and a pleasure to live next to. You have lots of options to use the land for gardening, food and even for a paddock. All transport, shopping and other services you need are all basically within 20 minutes drive. We feel we are sharing out a hidden gem! We will be available to carry out a site viewing and for a chat to run through all the details, thoughts etc..

We genuinely believe this is a very special opportunity for life in a high quality and idyllic setting.