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**MATHURST FARM OAST AND HOP PICKING MACHINE SHED,  
GOUDHURST ROAD, STAPLEHURST, KENT TN12 7HQ**



Staplehurst Mainline Railway Station 2.5 miles

Maidstone 11 miles

Tunbridge Wells 14.5 miles

## MATHURST FARM OAST AND HOP PICKING MACHINE SHED, GOUDHURST ROAD, STAPLEHURST, KENT TN17 0HQ



***A Kentish Oast House with consent for residential conversion to five bedroom dwelling (4,000 sq ft) together with former hop picking machine shed with change of use to two residential properties, each dwelling approximately 1,899 sq ft on land extending in all to 0.66 acres in a rural but accessible location with countryside views within the Cranbrook School Catchment Area.***

### ***For Sale as a Whole or in 2 Lots***

**VIEWING:** Strictly by appointment with the Agents' Cranbrook Office on 01580 712888.

**DIRECTIONS:** From the Wilsley Pound roundabout on the edge of Cranbrook, follow the A262 towards Goudhurst/Tunbridge Wells taking the minor road on the right hand side marked Marden Road. Continue along the lane reaching the T-junction with Colliers Green Primary School on the left hand side, then turn right into Colliers Green Road. Follow along this lane and Mathurst Farm will be found on the right hand side.

From the centre of Staplehurst, proceed along the A229 towards Cranbrook, turning right into Pinnock Lane. At the grass triangle turn left into Goudhurst Road passing Cork Lane and look out for Mathurst Farm on your left hand side.

**SITUATION:** The buildings enjoy a rural yet accessible

location alongside neighbouring properties with countryside views between the Wealden village of Staplehurst and popular market town of Cranbrook in the Weald of Kent. Staplehurst has a good range of every day amenities with a more extensive range of facilities in nearby Cranbrook. The mainline railway station at Staplehurst connects to the central London stations in approximately 1 hour. Maidstone town is some 11 miles distant with its connections to the M20. There are excellent educational choices available in the state and private sector locally. The property falls in the favoured Cranbrook School Catchment Area.

**LOCAL AUTHORITY:** Maidstone Borough Council.  
Tel: 01622 602000.

Email: [planningsupport@midkent.gov.uk](mailto:planningsupport@midkent.gov.uk)

**SERVICES:** No services connected.

### **DESCRIPTION:**

**LOT 1 Mathurst Farm Oast** Mathurst Farm Oast is a detached former Oast house with residential consent granted for conversion to a substantial five bedroom family home with accommodation extending to approximately 3,960 sq ft (368 sq m) on two floors and the construction of a detached double garage. The proposed accommodation briefly comprises on the ground floor sitting room, dining room, kitchen and breakfast room, garden room, utility room, cloakroom with stairs to first floor landing with five bedrooms with a master bedroom suite, dressing room and access onto an external balcony with far reaching countryside views, guest bedroom with en-suite and dressing room, bedroom 3 with en-suite and a separate family bathroom serving bedrooms 4 and 5. The Oast stands in land extending to approximately 0.27 acres and laid to pasture.

## LOT 2 The Former Hop Picking Machine

**Shed** This is a concrete portal framed building with corrugated fibre cement cladding which has prior notification approval for a change of use to a pair of attached properties. The two units offer accommodation summarised as follows:

Unit 1: On ground floor sitting room, dining room, kitchen, utility room with stairs to first floor landing with four bedrooms incorporating a master bedroom with en-suite and a separate family bathroom. The accommodation extends to some 1,940 sq ft (180 sq m).

Unit 2: On the ground floor sitting room, dining room, kitchen, study/bedroom 4 with stairs to first floor landing with three bedrooms incorporating a master bedroom with en-suite and separate family bathroom. The accommodation extends to some 1837 sq ft (171 sq m).

Outside: The total plot size of the Unit extends to some 0.39 acres laid to pasture with views across adjoining countryside.

## PLANNING:

### LOT 1

Planning Consent has been granted by Maidstone Borough Council on 19th May 2017, application reference 17/501054 for residential conversion of the Oast house into a single residential dwelling with associated amenity space, landscaping and car parking facilities.

Copies of the approved plans are available on request or can be downloaded from our website.

### LOT 2

Prior notification for the change of use of an agricultural building and land within its curtilage from an agricultural use to a use falling within Class C3 (2 x dwelling houses) was granted by Maidstone Borough Council on 31st July 2017 (application reference 17/502976).

Copies of the approved plans are available on request or can be downloaded from our website.

## NOTES TO PROSPECTIVE PURCHASERS:

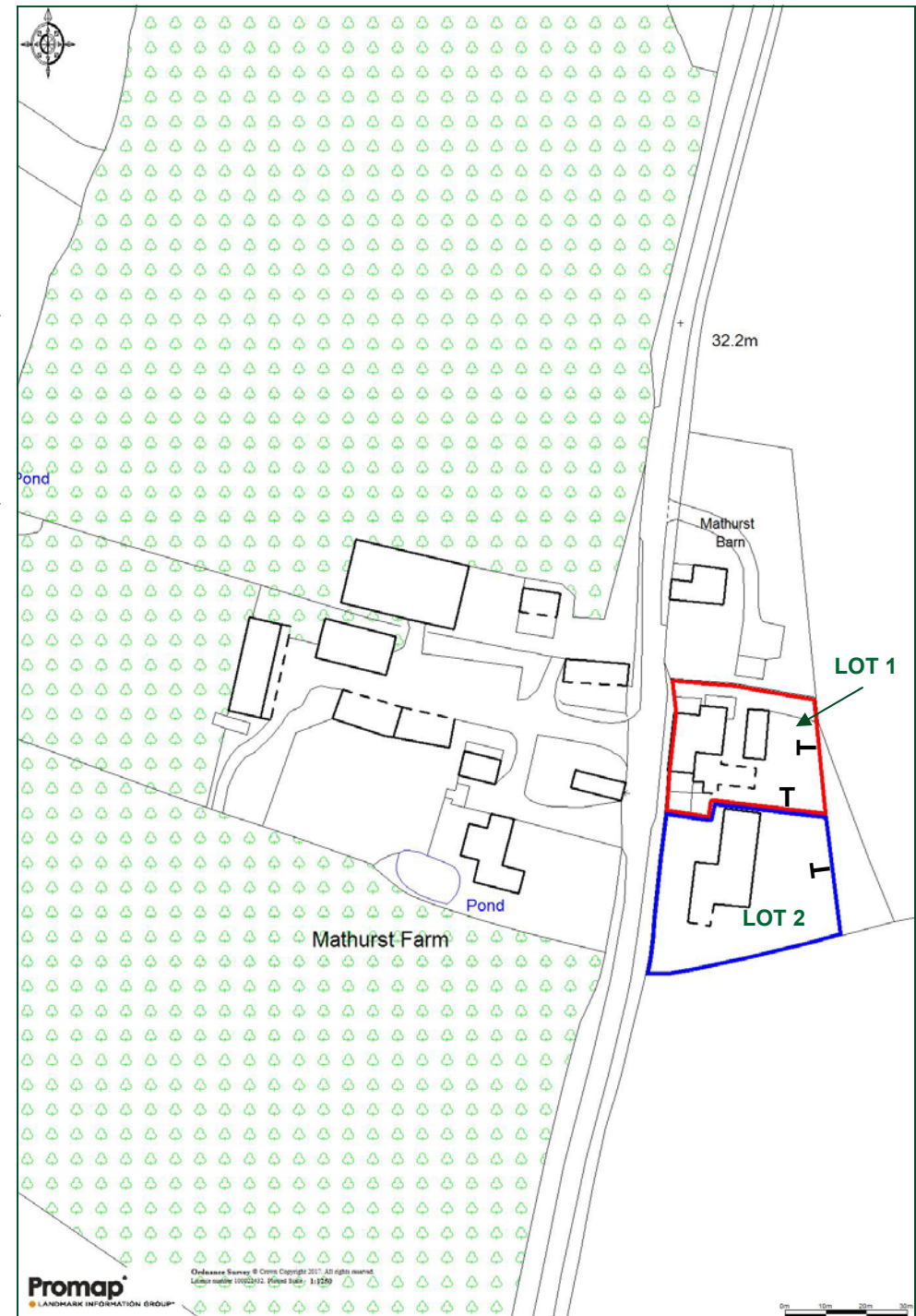
**1) Fencing:** In the event that the two lots are sold separately from each other the responsibility for erecting and thereafter maintaining sound stock proof fencing along newly created boundaries as indicated by the inward facing 'T' marked on the attached sale plan. Fencing to be erected within 3 months of completion. **Note:** The approved domestic curtilage to the buildings is illustrated on the sale plan. Other land included within either lot is therefore regarded as agricultural land.

**2) Planning:** Extracts from the approved plans are attached for illustrative purposes.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

## ANTI MONEY LAUNDERING COMPLIANCE (AML):

The Money Laundering, Terrorist Financing and Transfer of Funds (Information of the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once their offer has been accepted, the prospective purchaser (s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed. Further information can be obtained via the following link: <https://www.gov.uk/guidance/money-laundering-regulations-yourresponsibilities>.





## Lot 1 - Mathurst Oast Proposed Floor Plans and Elevations



PROPOSED WEST ELEVATION 1:100



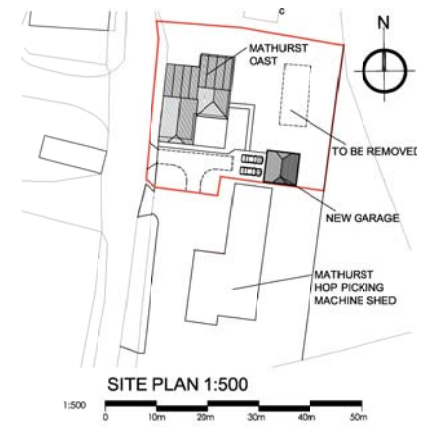
PROPOSED SOUTH ELEVATION 1:100



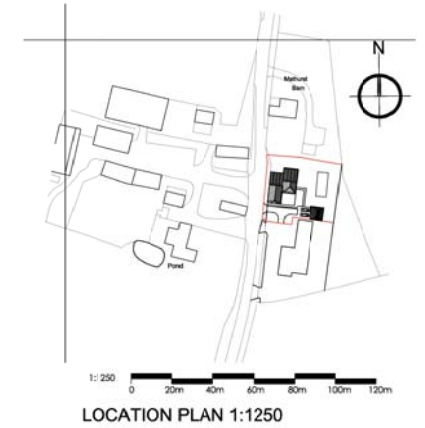
PROPOSED EAST ELEVATION 1:100



PROPOSED NORTH ELEVATION 1:100

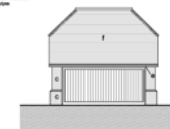


SITE PLAN 1:500

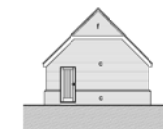


LOCATION PLAN 1:1250

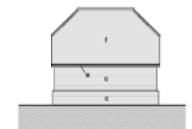
## Lot 1 - Garage Proposed Floor Plans and Elevations



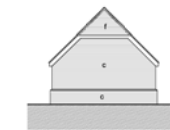
WEST ELEVATION SCALE 1:100



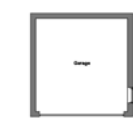
NORTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100



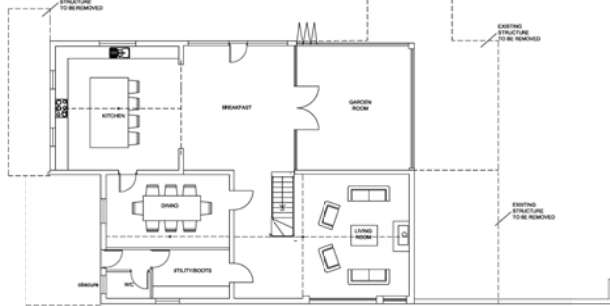
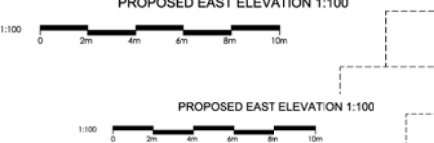
SOUTH ELEVATION SCALE 1:100



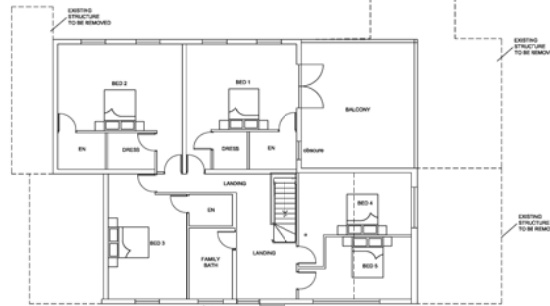
GROUND FLOOR SCALE 1:100



ROOF PLAN SCALE 1:100



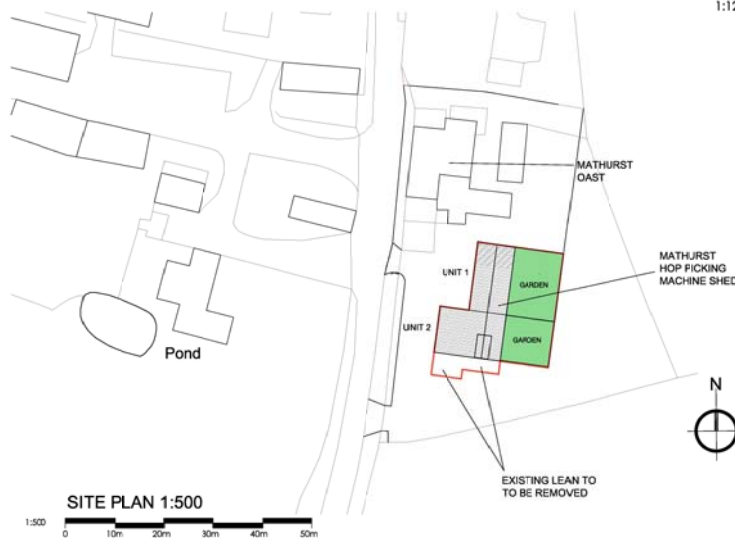
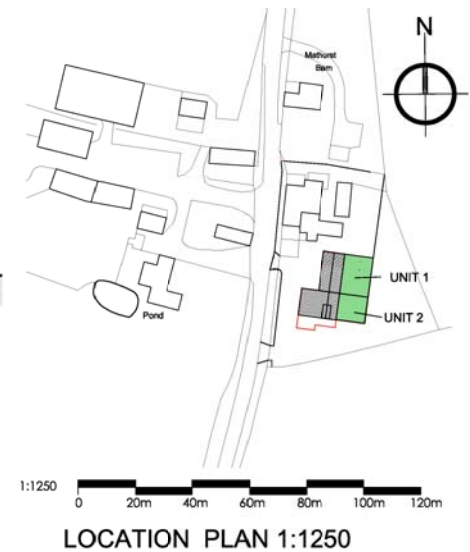
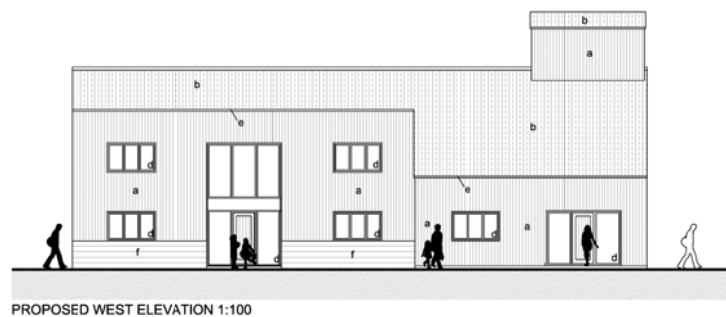
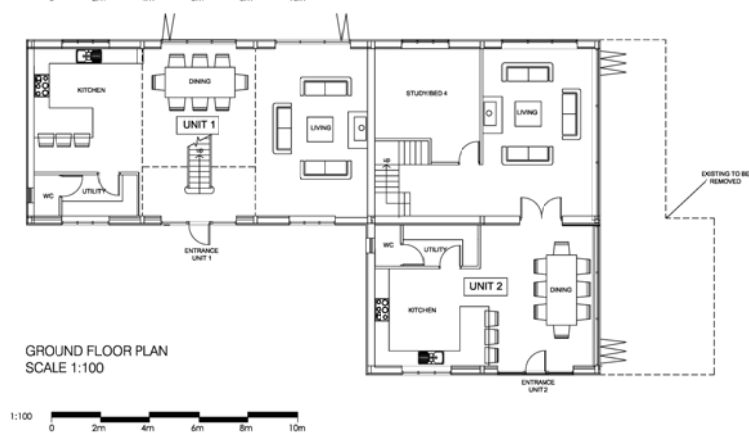
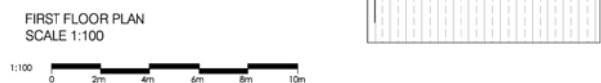
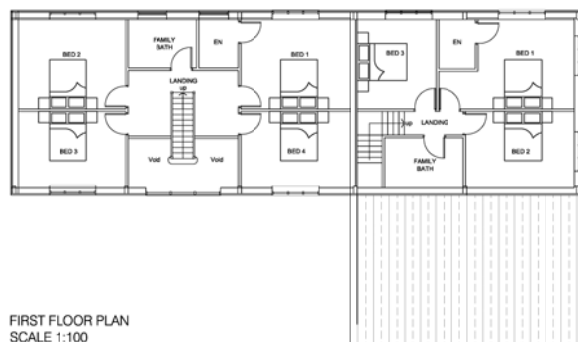
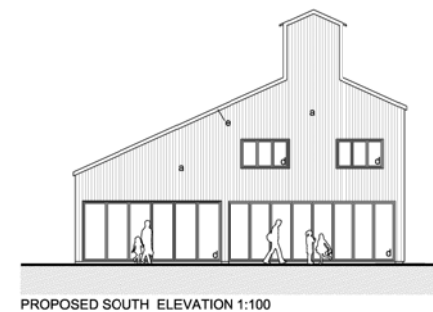
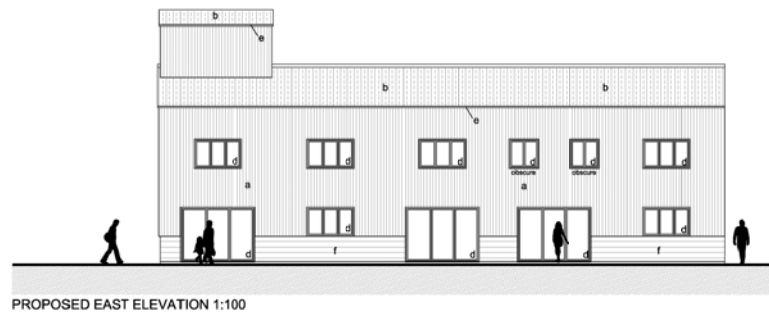
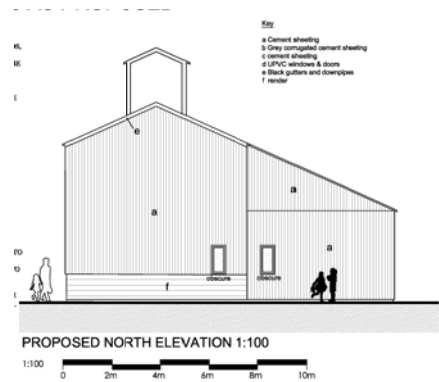
GROUND FLOOR PLAN  
SCALE 1:100



FIRST FLOOR PLAN  
SCALE 1:100

1. DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE  
SUBJECT TO PLANNING & BUILDING CONTROL APPROVAL

# Lot 2 - Hop Picking Machine Shed Proposed Floor Plans and Elevations







Property professionals  
for over 100 years

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Paddock Wood, Kent TN12 6DS

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The Estate Office, High Street,  
Mayfield, E. Sussex TN20 6AE

Cranbrook 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent TN17 3DN

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