



Land & Property Experts



DEVELOPMENT OPPORTUNITY

FORMER FARMSHOP SITE

QUEEN STREET · SANDHURST · CRANBROOK · KENT TN18 5HR

**FORMER FARMSHOP SITE
QUEEN STREET
SANDHURST
CRANBROOK
KENT TN18 5HR**

Sandhurst - 0.2 miles
Hawkhurst - 2.5 miles
Rolvenden - 4 miles
Tenterden - 7 miles
Ashford - 18 miles

Consent for the redevelopment of a single detached former farm shop site to a 4 bedroom residential dwelling with easy access to local facilities in a sought after location in the High Weald.

- Approval for redevelopment into a four bedroom detached dwelling
- Planning Application reference: - 23/01611/FULL - Tunbridge Wells Borough Council
- A rural yet accessible location with good transport links nearby
- In all extending to 0.19 acres.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £375,000

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 site of the former Sandhurst Farm Shop is situated on the western outskirts of Sandhurst on the A268 road running between Hawkhurst and Northiam, which links to the A28. Sandhurst is able to provide the majority of day-to-day facilities including shops, schools and public houses with Hawkhurst 2.5 miles north-west, providing a more comprehensive range of facilities and amenities along with links to Cranbrook and north towards Maidstone and the national motorway network.

Tenterden, 7 miles north-east, again provides a comprehensive range of facilities and amenities with Ashford further north-east, providing links to the M20 motorway and international rail connections to the continent and London (37 minutes).

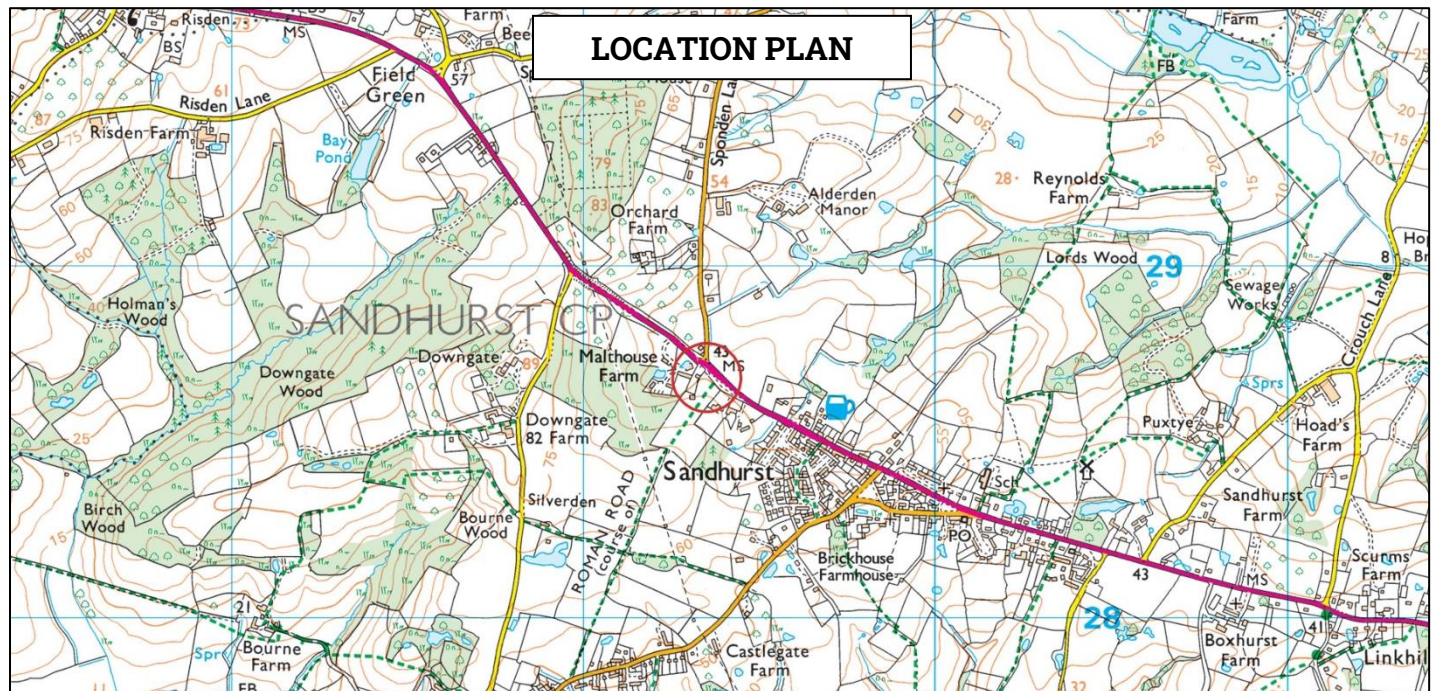
Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Tenterden high street follow the Rolvenden Road/A28 west, out of the town continuing for 5.5 miles, upon reaching the T junction, turn right and continue for 1.5 miles, passing through the villages of Linkhill and Sandhurst. The property will be on your left 300m after passing the Sandhurst Tea Rooms, opposite the turning for Sponden Lane.

WHAT 3 WORDS

///pokers.tried.cracks



GENERAL DESCRIPTION

The former Sandhurst Farmshop Site comprises a building of predominantly timber frame construction clad in timber weather boarding and is under a corrugated steel roof. This building has approval subject to various conditions for redevelopment into a residential dwelling under planning reference 23/01611/FULL – Tunbridge Wells Borough Council. A breakdown of the accommodation is as follows: -

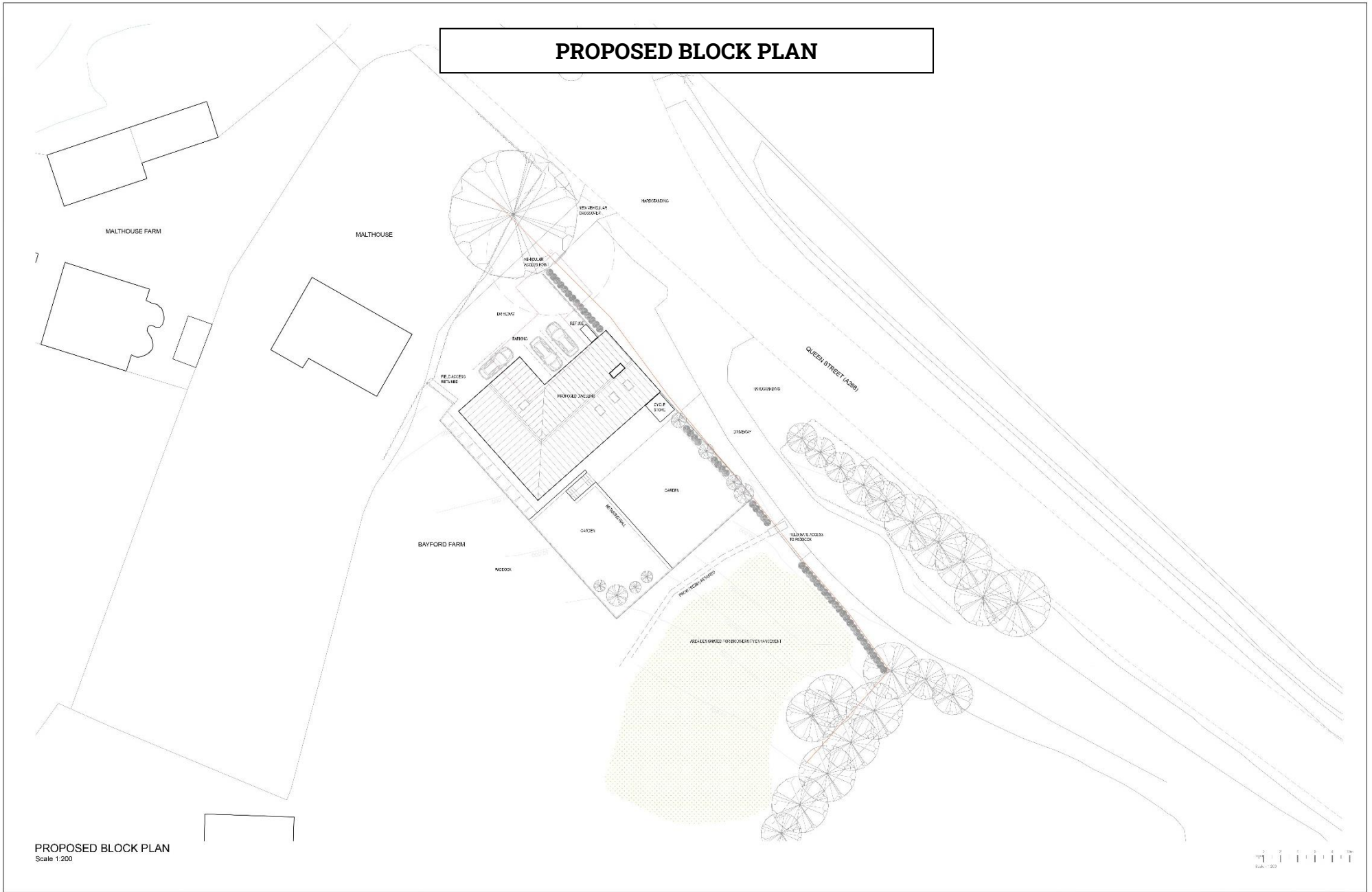
The Front Door will open to **Entrance Lobby** leading to an open plan **Kitchen, Sitting Room** and **Dining Room** area with doors to the **Rear Garden** and **Patio Area**. Further doors from the Entrance Lobby lead to **Utility Room** with wash hand basin and plumbing for washing machine and tumble dryer, **Family Bathroom** with wash hand basin, w/c, shower and bath and **Guest Bedroom** (double) with Ensuite with shower, wash hand basin and w/c. Further doors lead to **Master Bedroom** (double) with fitted storage cupboards and Ensuite with shower, wash hand basin and w/c, **Bedroom 2** (double) with fitted storage cupboards and **Bedroom 3** (double) with fitted storage cupboards. The total footprint of the property to be developed extends to approximately 2,200ft².

Outside is a proposed driveway coming in from Queens Street to the north east and leading up to the proposed dwelling where there has been three off road **Parking Spaces**. There will be landscaped gardens and grounds to the south east. Please see the consented elevations and floor plans along with a proposed Block Plan overleaf for further information.



THE SITE

PROPOSED BLOCK PLAN



PROPOSED BLOCK PLAN
Scale 1:200



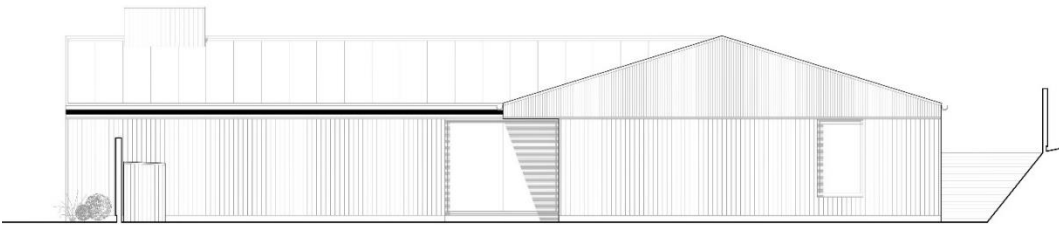
Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.
This drawing is copyright of Kern Design Studio Ltd

CDM 2015
Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to assist in the health and safety process and co-ordinate health and safety matters. Further advice with regards to the clients duties and the duties of the principal designer & principal contractor can be found on the Internet (such as CONIAC industry guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with an asbestos survey or any other surveys and record drawings / information that the client has on the building or site such as services locations should be passed on to the contractor. Our brief does not extend to principal designer role, so the principal contractor will be responsible for developing health and safety file during construction and handing it over to the client as an as built health and safety file.

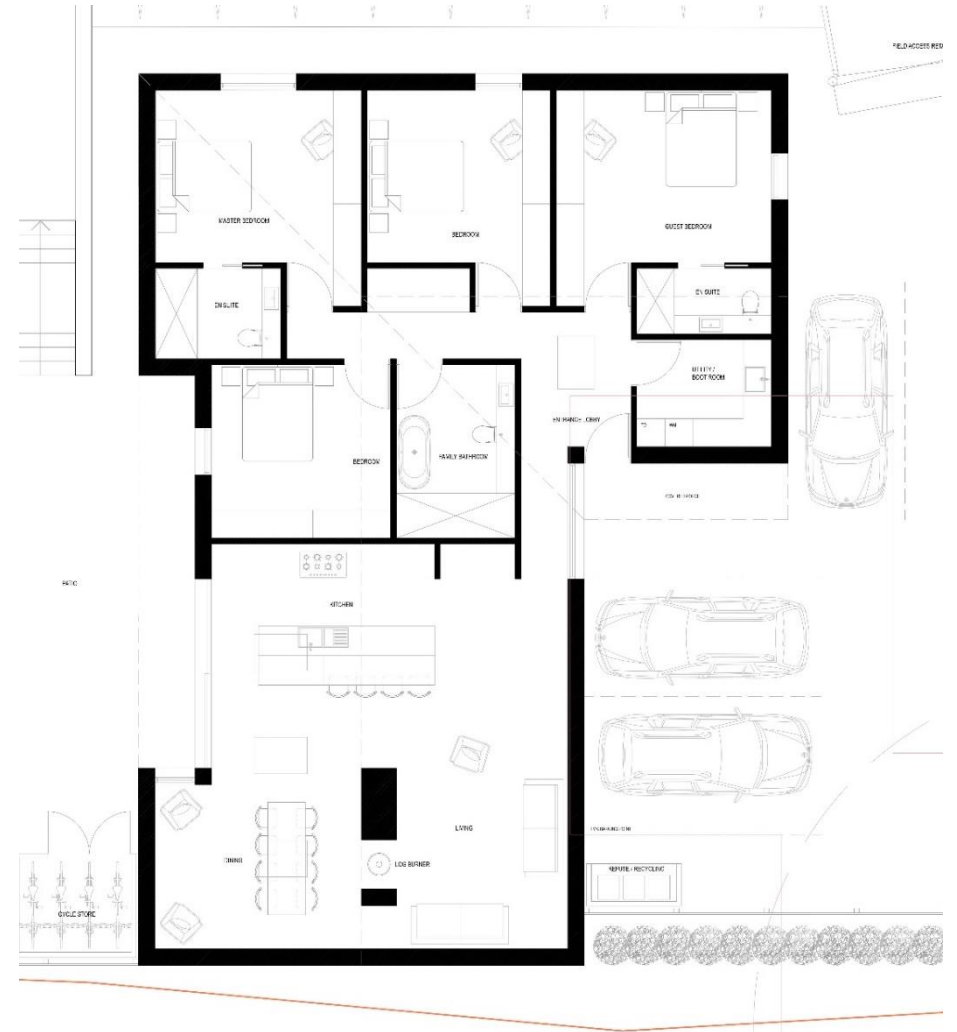
Rev.	Date	Description

NOT TO SCALE

PROPOSED ELEVATIONS



PROPOSED FLOOR PLAN





BOUNDARY PLAN



Produced on Jan 30, 2024.
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NOT TO SCALE



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

The property is connected to mains electricity and water. There is currently no drainage on site, but we believe the sewage main is located close by on Queens Street. Please note: - None of the services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available. The Site Boundary has recently been fenced.

ACCESS

Access to the property is directly from Queen Street on to the proposed driveway. As far as we are aware, the property adjoins the public highway and a Highways Search Plan is available on request.

METHOD OF SALE

The property is offered for sale by Private Treaty. 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 under part Land Registry Title Number K519159. Copies of the Office Copy Entries and Title Plan are available from the selling agents on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Tunbridge Wells Borough Council, Mount Pleasant Rd, Royal Tunbridge Wells, Tunbridge Wells TN1 1RS

PHOTOGRAPHS

The photographs within this brochure were taken in March 2024.

PLANNING

Consent has been granted for the redevelopment of a former farmshop building to a residential property under planning reference 23/01611/FL subject to confirmation on various conditions. These include the following: -

- Prior to development above ground level details including source/ manufacturer, of roofing material, timber cladding including any standing be used externally (including the retaining wall) shall be submitted to and approved in writing by the LPA.
- No works above ground level shall take place until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the LPA.

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

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. There are no public rights of way crossing the property.

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.

COUNCIL TAX

Not Applicable until post completion of the development

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 Thirdfort 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 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 Alex Cornwallis on the contact details below.

BTF Partnership, Clockhouse Barn, Canterbury Road Challock, Ashford, Kent TN25 4BJ –

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

Reference: AC/R1967.1

GUIDE PRICE

£375,000



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www.btfpartnership.co.uk

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