



OLD FORGE FARM

DEVELOPMENT SITE

POWDER MILL LANE | TUNBRIDGE WELLS | KENT
TN4 9EG



DEVELOPMENT SITE AT OLD FORGE FARM

**POWDER MILL LANE · TUNBRIDGE WELLS · KENT
TN4 9EG**

Southborough 1.6 miles · Royal Tunbridge Wells 2.8 miles · Bidborough 3.2 miles ·
Speldhurst 3.3 miles · Tonbridge 4.5 miles · Pembury 4.7 miles ·

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**AN EXCITING OPPORTUNITY TO PURCHASE A KENTISH FARMYARD DEVELOPMENT
WITH PLANNING PERMISSION FOR CONVERSION TO NINE DWELLINGS
IN A RURAL SETTING**

Oast House

A traditional detached Oast house conversion forming a two-bedroom dwelling and a three-bedroom dwelling extending to 2,058.10 sq ft

Stable block

A single-storey Stable Block conversion forming a two-bedroom dwelling and three-bed dwelling extending to 2,225 sq ft

Dutch Barn

A conversion of a detached Dutch Barn forming 2x three-bedroom dwellings extending to 3,335.96 sq ft

Storage Block

A detached single-storey farm building conversion into a two-bedroom dwelling extending to 640 sq ft

Dairy Block

A conversion of a detached Dairy Block forming 2x three-bedroom dwellings both benefitting from a mezzanine extending to 2,923.38 sq ft



BTF Partnership
Canterbury Road
Challock
Ashford
Kent
TN25 4BJ

Tel: 01233 740 077



RURAL LOCATION

Old Forge Farm is situated in a rural countryside position, on the outskirts of Southborough, in the wider borough of Royal Tunbridge Wells. The site is nestled away enjoying private views of the surrounding countryside. The property is located at the end of a quiet country lane and therefore benefits from complete privacy amidst the Kent countryside.

The old farmstead is located only a short distance away from Southborough, which boasts cafes, public houses and basic amenities. Royal Tunbridge Wells, a historic spa town, provides a more comprehensive range of facilities and amenities along with its' renowned grammar and public schools. It offers a range of retailers, leisure facilities and remains a popular area to live for commuters, families and young professionals alike. The property is a short walking or cycling distance from High Brooms railway station (1.1 miles) and Tunbridge Wells railway station (2.8 miles) with a short commute time of 40 minutes into London Terminals. The charming villages/ towns of Bidborough, Tonbridge and Speldhurst are also all within a 10-mile radius.

Sporting and recreational interests in the area are well served with golf at Nizels, Lamberhurst and Hever Castle, horse racing at Lingfield Park, along with cricket and tennis at the Nevill Cricket Ground and Tennis Club.

DEVELOPMENT OVERVIEW

The Old Forge Farm development presents an excellent opportunity to develop a collection of old farmstead buildings into modern homes, nestled away in a characterful rural setting on the outskirts of a highly desirable commuter town. The site extends to approximately 1.81 acres (0.73 ha). The existing buildings are sporadically arranged around a central courtyard area and driveway with discreet parking available to each property. The proposed development will amount to a total footprint of circa 11,182.44 sq ft.

Planning Permission was granted by Tunbridge Wells Borough Council under application 21/02931/FUL in December 2021 for the conversion of the existing buildings to provide 9 dwellinghouses including associated external works, together with associated parking, engineering operations, landscaping and biodiversity enhancement. The permission also requires the diversion of the footpath through the property which has now been completed.

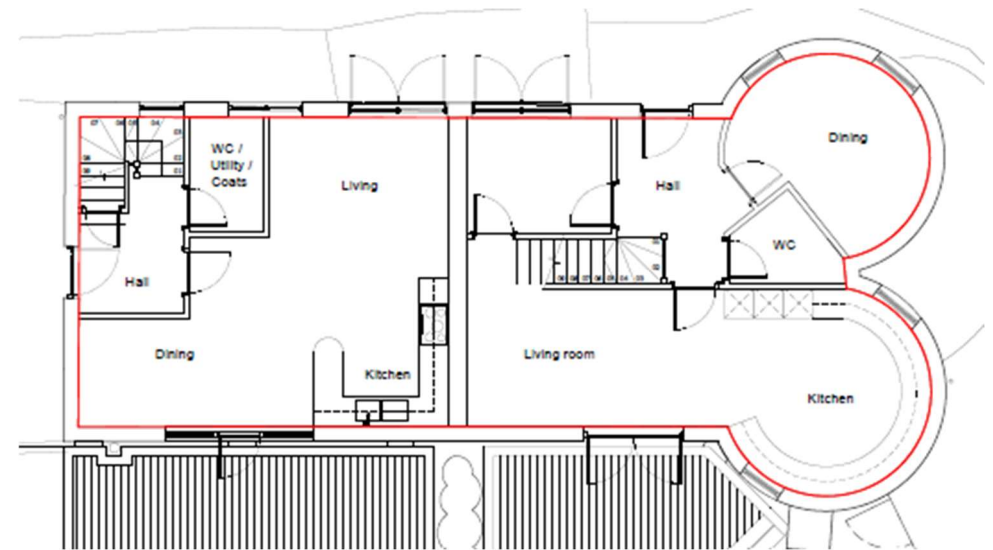
The development converts the existing structures to provide a mix of housing types, each providing a wealth of character. There may also be potential to replace some of the existing consented units with new build properties, subject to planning permission.

The site will provide a sympathetic development of the farmstead embracing modern convenience and open-plan living accommodation, and amble gardens within a quiet rural setting.

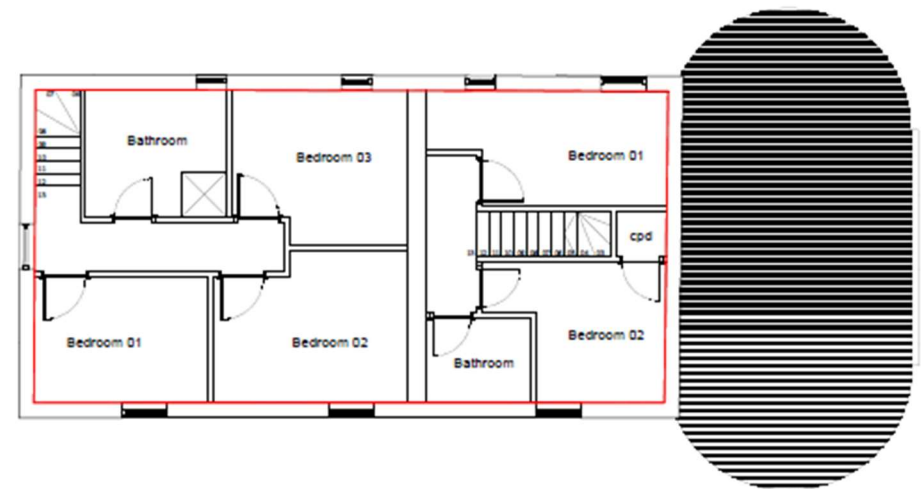
THE OAST HOUSE

This traditional Kent Oast House will be reinstated to become a 2-bedroom dwelling and a 3-bedroom dwelling, providing spacious accommodation, whilst incorporating a traditional vernacular. The accommodation comprises: an open plan kitchen/ living room, a dining room, ground floor WC a hallway, 2 bedrooms and a family bathroom.; An open plan kitchen living and dining room, ground floor WC/ utility room , three bedrooms and a family bathroom.

Accommodation will be arranged over two storeys for both dwellings, utilising the original roof, brick elevations and wooden cladding. A central masonry party wall will be implemented to separate the dwellings. Additional windows will be introduced to the existing Crittall style double glazed windows, to enhance the natural light presented. The floor area of the Kent Oast will extend to 2,058.10 sq ft



Proposed Ground Floor

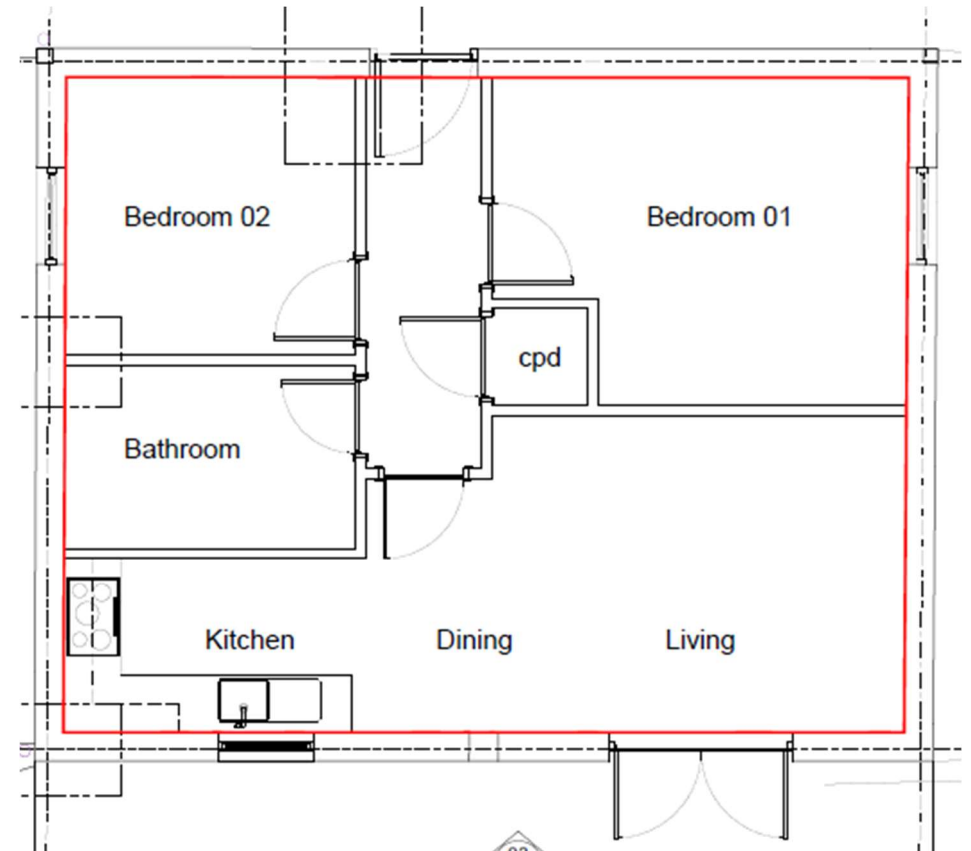


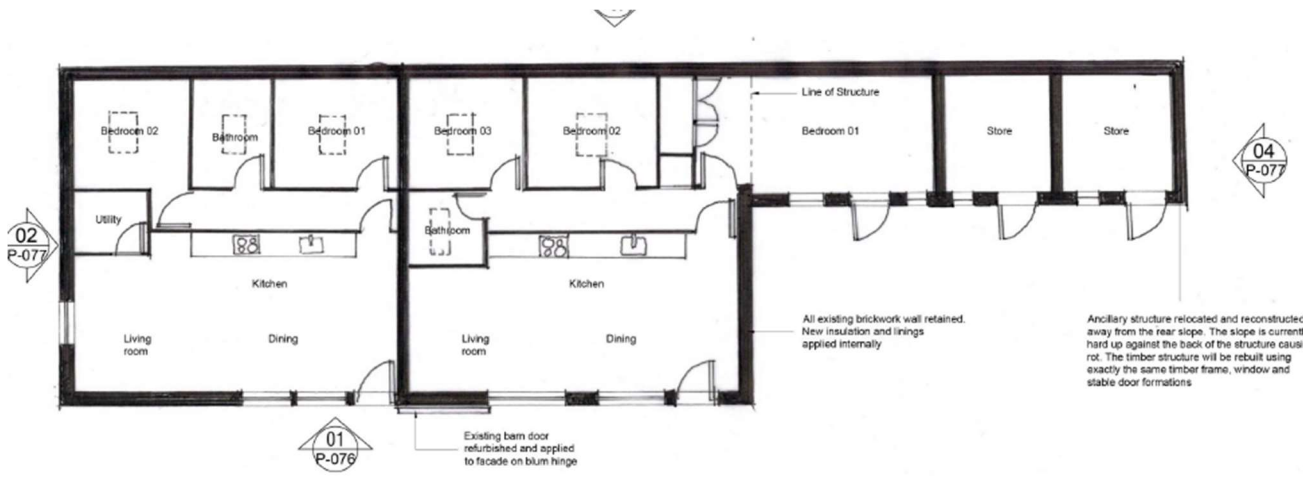
Proposed First Floor



STORAGE BLOCK

This detached single-storey storage block is to be converted into a two-bedroom dwelling. The design incorporates the traditional design elements of the existing building. The accommodation will include an open plan kitchen/ living and dining room, two bedrooms, and a family bathroom. The floor area of the Storage Block will extend to 134.98m².





Proposed Ground Floor Plan
Scale @ 1:100 @ A3

STABLE BLOCK

This single-storey Stable Block conversion will reuse the existing structure and create a two-bedroom dwelling and three-bed dwelling (unit 2).

The building will remain to appear as a traditional stable block, typical of Kentish farmsteads. Unit 1 is to comprise of an open plan kitchen-living and dining room, a utility room, two bedrooms, and a bathroom. Unit 2 is to comprise of an open plan kitchen-living and dining room, three bedrooms, and a bathroom.

The floor area of the Stable Block will extend to 2,225 sq ft.

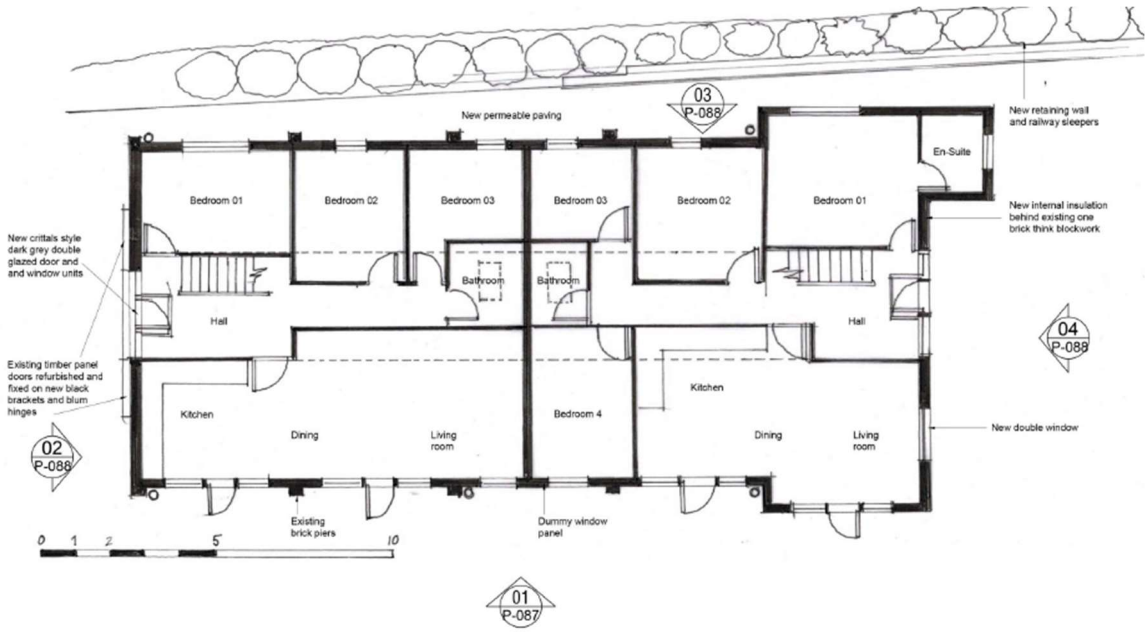
DAIRY BLOCK

A conversion of a detached Dairy Block to be split into a three-bedroom dwelling (unit 7) and a four-bedroom dwelling (unit 6). The dairy block will be designed to appear as a traditional brick milking parlour, again typical of Kentish farmsteads.

The new dwellings will benefit from new large, double-glazed steel 'Crittall-style' windows and door within each bay that leads out onto the courtyard gardens. The existing barn doors shall be refurbished and maintained within the composition of the facades. The dwellings will benefit from a courtyard garden and a lawned area.

The two dwellings will comprise an open plan kitchen/ living and dining room, three bedrooms and a bathroom. On the first floor, each unit benefits from a mezzanine.

The floor area of each cottage will extend to 2,923.38 sq ft



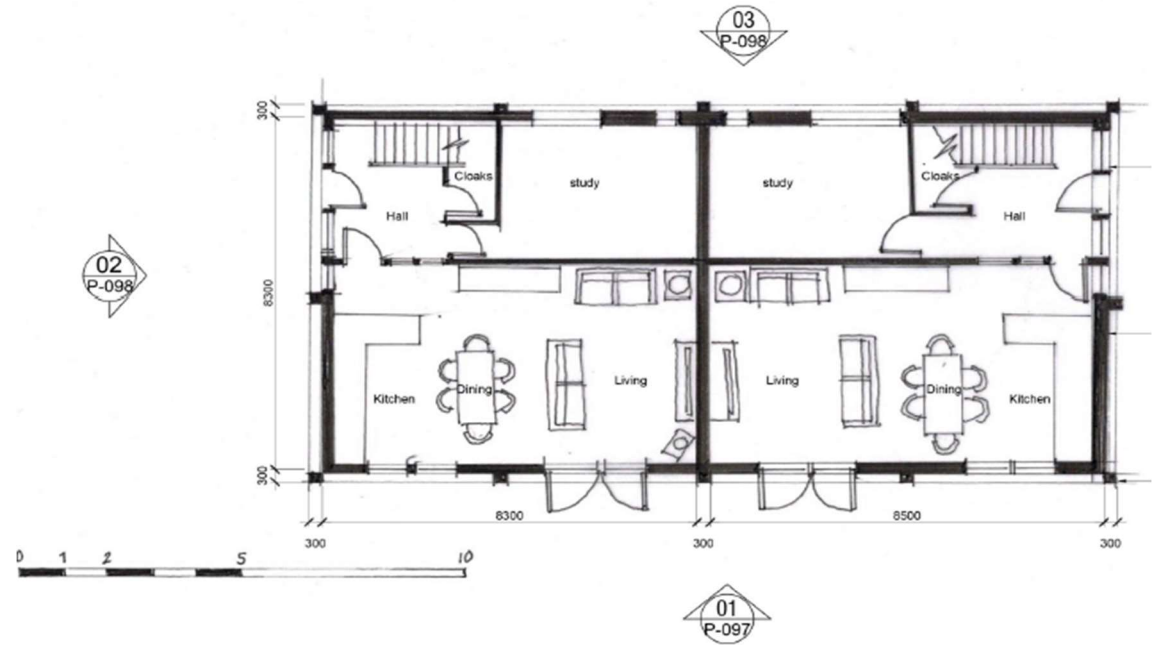
Proposed Ground Floor Plan
Scale @ 1:100 @ A3



DUTCH BARN

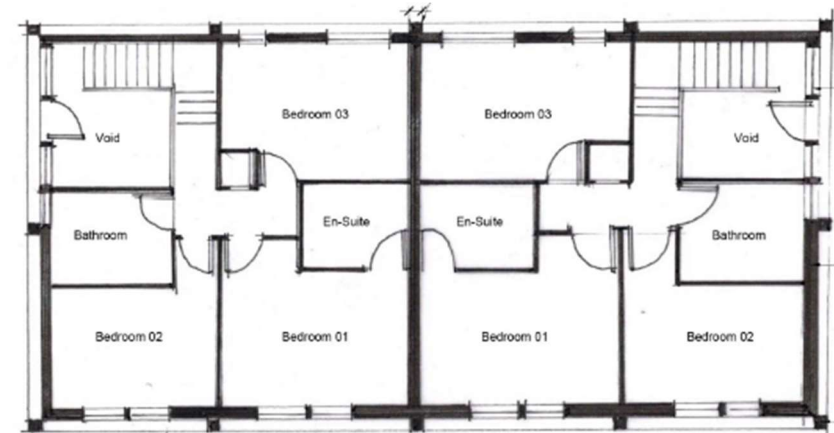
The conversion of the detached Dutch Barn will form 2x three-bedroom dwellings. The building is proposed to be converted to form characterful dwelling, with the existing roof proposed to be replaced with a new standing seam insulated steel roof and gable ends.

The dwellings (units 8 and 9) will comprise a spacious hallway with cloakrooms, kitchen/living and dining room, as well as a large study. On the first floor, the accommodation comprises a master bedroom with ensuite, two further bedrooms and a family bathroom. The floor area of each house will extend to 335.96 sq ft.



Proposed Ground Floor Plan

Scale @ 1:100 @ A3



Proposed First Floor Plan

Scale @ 1:100 @ A3





SERVICES

Access to mains services is understood to be readily available from the public highway. This is understood to include mains water and electric with sewerage to a private treatment plant.

PLEASE NOTE: None of these services have been checked or tested. The purchaser will be responsible for upgrading these supplies and installing separate metering.

BOUNDARIES

The purchaser must satisfy themselves on the location of the boundaries of the site from their own inspection and from the Land Registry plans and Site Plans available.

ACCESS

Access will be directly from Powder Mill Lane to the south which our informal due diligence shows to be a publicly adopted highway.

A public footpath that previously crossed the site is to be diverted by the vendor to the south of the buildings prior to sale.

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. The property is offered with vacant possession upon completion.

PLANNING

Planning Permission has been granted for the conversion of existing buildings, including associated external works, together with associated parking, engineering operations, landscaping and biodiversity enhancement under planning reference number 21/02931/FULL-Tunbridge Wells Borough Council.

An application for submission of details in relation to conditions 3, 4, 13, 17, 18 & 19 has been submitted to the council under reference 23/02174/SUB.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ and **Tunbridge Wells Borough Council**, Mount Pleasant Road, Royal Tunbridge Wells, Kent TN1 1RS.

TENURE

The buildings at Old Forge Farm form part of Land Registry Title Number K533222. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request. The vendor owns and occupies the adjoining land which is to be retained from the sale of the site.

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.

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.

PHOTOGRAPHS

The photographs within this brochure were taken in May 2024.

DATA ROOM

Interested parties will be provided with a link to a data room giving access to technical reports and surveys which were submitted to Tunbridge Wells Borough Council as part of the planning application.

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 acreage quoted is 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 sale 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 Harry Kenton or Tom Watson on the contact details below.

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

Tel: 01233 740077
Email: harry.kenton@btfpartnership.co.uk or
tom.watson@btfpartnership.co.uk

GUIDE PRICE: Offers In Excess of £1.5 Million





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Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ