



Land & Property Experts

Artists Impression



**YOUR DREAM DEVELOPMENT**



**BADSELL ORCHARD**  
**BADSELL ROAD · TONBRIDGE · KENT TN12 6QR**



# BADSELL ORCHARD

## BADSELL ROAD

### TONBRIDGE

#### KENT TN12 6QR

|   |   |                  |
|---|---|------------------|
| <i>Paddock Wood (main line station)</i> | - | <i>1.5 miles</i> |
| <i>Waitrose (Paddock Wood)</i>          | - | <i>1.5 miles</i> |
| <i>Royal Tunbridge Wells</i>            | - | <i>6 miles</i>   |
| <i>M20/M26</i>                          | - | <i>10 miles</i>  |
| <i>Gatwick</i>                          | - | <i>36 miles</i>  |

**A rare opportunity to purchase a semi-rural residential conversion in an accessible location with planning permission for a single detached dwelling of 4,540ft<sup>2</sup> & detached Garage of 500ft<sup>2</sup>.**

- Permission for the redevelopment of a former agricultural barn into a spectacular 5-bedroom dwelling.
- Consent granted under Planning Refs: 23/02215, 24/02221, 24/01579 & 24/00066 – Tunbridge Wells Borough Council.
- Highly accessible and semi-rural location, with south facing views over open countryside, benefiting from the sun all day.
- Includes an established wildflower meadow, woodland shaw, orchard and borders the Tudely Brook.
- Total site area is approximately 2.02 acres.

**FOR SALE BY PRIVATE TREATY**

**OFFERS IN EXCESS OF – £650,000**

**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**

## PLANNING HISTORY, OVERVIEW AND POTENTIAL SAVINGS

Much of the background work has been completed on the property already, with the barn being connected to water, electricity and internet along with consent to discharge surface and treated foul water into the Tudely Brook. These connections can cost in the region of £100,000 on other sites of a similar situation. Stamp Duty will be paid on the purchase price, not on the final value of the property which could be saving of in excess of £100,000.

The Vendor has painstakingly spent the last 5 years taking steps to secure the consent for the dwelling, in close partnership with DHA Planning throughout the planning and design process. With the steps taken summarised below.

- Firstly, consent was granted to convert the barn into an office building to include the glass externals and lifted floor and roof height.
- 23/02215 – Consent was granted for the conversion into a dwelling designed as a mostly in keeping green barn.
- 24/00066 – Consent for a car barn was granted.
- 24/01579 – Consent was granted for redesign works from the green barn to the tasteful design now.
- 24/02221 – Consent was granted for the addition of steps to the front elevation.
- 24/02179 – The consent for the Car Barn was approved with 24/01579.

## LOCATION

This rural building plot in Badsell Road is situated to the Southwest of the town of Paddock Wood. Paddock wood is able to provide a comprehensive range of facilities and amenities, with a rail station direct to London in under an hour. The property is located just outside of the town, in a quiet situation, whilst being easily accessible. The spa town of Royal Tunbridge Wells is 6 miles to the Southwest of the property and is known for its rich history and impressive Georgian and Victorian architecture and thriving town centre, with preserved historic charm, including independent boutiques, high-end retailers, and a good collection of cafes and restaurants.

## WHAT 3 WORDS

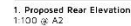
///gullible.hung.branded (entrance to driveway)



**LOCATION PLAN**

## PROPOSED ELEVATIONS AND BUILD INFORMATION

**The build would be under contract and would be completed within a 10 month period.**



### Proposed Materials

|               |  |
|---------------|--|
| <b>Facade</b> | Black standing seam metal cladding<br>Buff brick plinth<br>Slatted protruding natural timber cladding. |
|---------------|--|

|             |                                    |
|-------------|------------------------------------|
| <b>Roof</b> | Black standing s<br>metal cladding |
|-------------|------------------------------------|

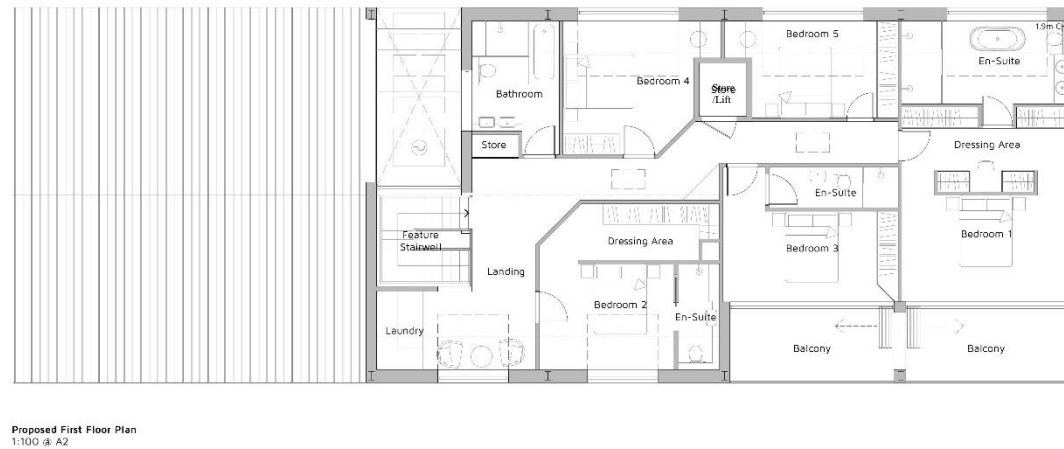
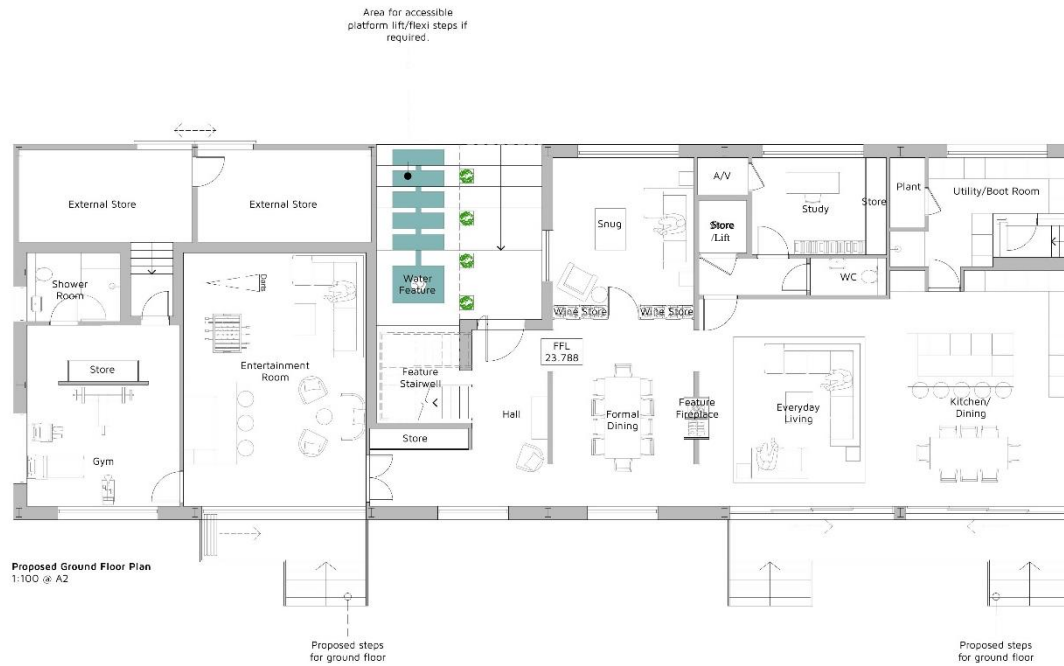
**Doors/Windows** Timber composite door  
Black powder coated flush  
finish aluminium double  
glazing  
Natural timber sliding  
barn doors

|                    |   |
|--------------------|---|
| <b>Balustrades</b> | Aluminium wood effect batten panel in spruce by Massrs Knotwood or similar. |
|--------------------|---|

**Guttering/RWP** Black aluminium

|              |   |
|--------------|---|
| <b>Steps</b> | Black powder coated aluminium with glass balustrading |
|--------------|---|

## PROPOSED FLOOR PLANS – GROUND FLOOR AND FIRST FLOOR







## BOUNDARY PLAN



Produced on Land App, May 27, 2025.  
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**NOT TO SCALE**





## DESCRIPTION

The plot comprises a former agricultural barn, with planning permission to redevelop into a spacious 5 bedroom bespoke dwelling with ample living accommodation and facilities. The plans submitted allow for an accessible home offering spacious living with integrated features throughout. Planning Permission has been granted by Tunbridge Wells Borough Council. Copies of the Decision Notices can be obtained from the selling agents or from the Council's Planning Portal. The consented plans show a total Internal Floor Area of the dwelling to be 4,540ft<sup>2</sup>, with a detached Garage expanding to 500ft<sup>2</sup>.

The dwelling will comprise: -

**Ground Floor** - Front door to **Entrance Hall** leading through to the open plan **Formal Dining Area**, with integrated **Wine Storage**, with door to **Snug**. Leading through to the **Living Room** and **Kitchen/Breakfast Room** with Bifold doors to **Terrace** and **Rear Garden** with doors to **Utility/Boot Room** with door to **Outside**, further doors lead to the **Rear Hallway** with doors to **Store Room**, **Study** and **Downstairs Cloakroom**. Further doors from the Entrance Hall lead to **Entertainment Room** with Door to **Gym** with **Shower Room** which benefits from a separate access if needed. There is also access from the Store Room to **Two External Stores**.

**First Floor** – A Feature Stairwell leading up from the Entrance Hall to the **First Floor Landing** with doors to **Bedroom 1** (double) with **Dressing Area**, **Balcony** and **Ensuite** with dual shower, bath, w/c and Jack and Jill wash hand basins. **Bedroom 2** (double) with **Dressing Room** and Ensuite with shower, w/c and wash hand basin. Further doors lead to **Bedroom 3** (double) with Balcony and Ensuite with wash hand basin, w/c and shower, **Bedroom 4** (double), **Bedroom 5** (double), **Store Cupboard**, **Laundry Cupboard** and **Family Bathroom** with bath, shower, Jack and Jill wash hand basins and w/c. Floor plans can be seen overleaf to see the layout of the property as described.



## **SERVICES**

Private drainage will be provided on the site by a sewage treatment plant located within the curtilage of the plot.

## **BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from their inspection.

## **ACCESS**

Access is directly from the Badsell Road on the south side, which we believe to be a publicly adopted highway.

## **METHOD OF SALE**

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. This site will be available with vacant possession upon completion.

## **PLANNING**

Planning Permission has been granted for the erection of a detached five-bedroom dwelling by Tunbridge Wells Borough Council. Please note there are multiple Planning References related to this development, which are available from the Planning Portal online.

## **ARTISTS IMPRESSION**

Please be aware that all images shown in this brochure are computer generated images and are based on the consented plans.

## **LOCAL AUTHORITY**

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ. 03000 41 41 41

**Tunbridge Wells Borough Council**, Mount Pleasant Rd, Royal Tunbridge Wells, Tunbridge Wells TN1 1RS

## **TENURE**

The development site is registered as part of Title Number K639151. Copies of the Office Copy Entries and Title Plan are available from the selling agents on request.

## **PLANS**

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the development site boundaries prior to offering.

## **EASEMENTS, WAYLEAVES & 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. As far as we are aware there are no third-party Rights of Way over the property.

## **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 & MEASUREMENTS**

The acreages and measurements 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 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 must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Millie Palmer-Pilc.

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

**Tel: 01233 740077**

**Email: [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

**OFFERS IN THE EXCESS OF £650,000**





Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

4BJ