



Ibbett Mosely

Walled Garden, Manor Farm, Bells Yew Green
Road, Bells Yew Green, Tunbridge Wells,
Sussex, TN3 9BH



RARE OPPORTUNITY TO BUILD A STUNNING INDIVIDUAL HOME IN A PEACEFUL AND TRANQUIL LOCATION IN THE GROUNDS OF A FORMER MANOR HOUSE - FULL PLANNING GRANTED FOR APPROX. 323 sq m (3,476 sq ft) HOUSE PLUS DETACHED GARAGE/STUDIO approx 88 sq m (947 sq ft) TOTAL GIA approx 411 sq m (4423.97 sq ft)

PRICE: OFFERS OVER £1,470,000 for the freehold building plot.

- Planning Granted for Barn Style House
- 4 Bedrooms & 3 Bathrooms
- Open Plan Living Space
- Detached Double Garage
- Office/Studio Above
- Sought-After Country Location
- Outskirts of Tunbridge Wells
- Near Frant Station
- Approx 2.9 Acres of Beautiful Grounds
- Council Tax and EPC to be confirmed.

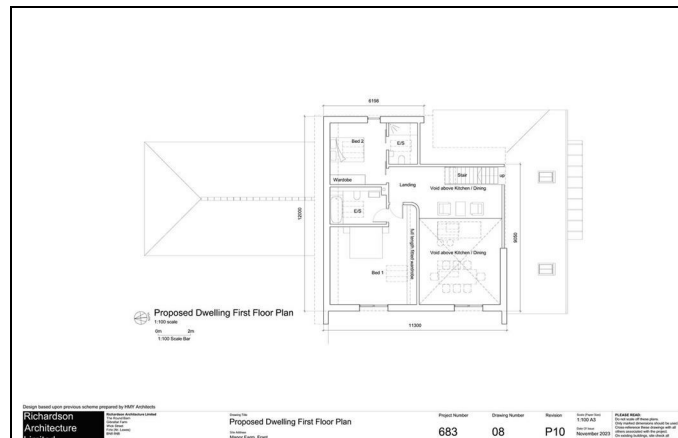
The Opportunity

This is a superb opportunity to build your own home in a delightful country setting. It offers a unique chance to live in a contemporary take on a barn-style house with views over your own grounds of nearly three acres that provide a superb blank canvas to create extensive gardens and even a paddock if required. This is an idyllic and peaceful setting and sits adjacent to Manor Farm Stud.

The once gated entrance to Manor Farm leads to a private drive leading to the entrance to the plot, amidst a small enclave of other properties once part of the former estate of the Manor. There is a secondary gated entrance at the far end of the grounds, ideal if wanting to create a paddock, or as an alternative entrance. The existing barns require demolishing.

The planning provides for an impressive and versatile four bedroom (two en-suite) house which has a stunning vaulted living space. The bedrooms are arranged on both first and ground floor. The living area can be fully open-plan depending on taste. In addition there is a detached double garage building with storage and a useful office/studio above.





The Planning & Services

The property comes under Wealden District Council. Planning details can be found on:

<https://planning.wealden.gov.uk> under reference WD/2023/1328/F.

Mains electricity (3 phase supply) and mains water. No gas and private sewerage required.

Location

The plot is located in a small collection of properties at the end of a private drive, the upkeep of which is shared between seven properties

Bells Yew Green in East Sussex lies about 3 miles to the east of Royal Tunbridge Wells, 2 miles north of Frant and about 7 miles west of Lamberhurst. The village is small, with a variety of properties. The name is derived from the medieval French Bels Lieux which meant beautiful place. This is a beautiful country setting with many excellent local walks, leisure pursuits, including golf, nearby.

There is a local railway station (Frant) with regular services to London (Charing Cross) taking about 1 hour. Other stations locally are: Wadhurst Station 2.2 miles; Tunbridge Wells Station 2.3 miles. There are good road links to London and the coast.

The nearby village of Frant offers a well regarded primary school, a general village store, two popular village pubs and good access to open areas of Wealden countryside. More comprehensive shopping facilities are available in Tunbridge Wells which is approximately four miles distant. Tunbridge Wells offers the Royal Victoria Place Shopping Mall, the Calverley Road pedestrianised precinct and the Historical Pantiles. It also has two main line stations offering fast and frequent services to both London and Hastings on the south coast. In general the East Sussex/Kent area is well served with good schooling, both state and independent for children of all ages. Tunbridge Wells has a host of recreational facilities, local parks, two theatres and is rightly renowned for its architecture and for The Pantiles. The larger village of Wadhurst is approximately three miles away with further main line railway station and a fuller mix of independent retailers, two supermarkets and both primary and secondary schools.

MATERIAL KEY

- Handmade clay tile roof
- Brick plinth
- Timber horizontal cladding
- Timber vertical cladding
- Horizontal louvers
- Aluminum Doors and Windows

Proposed Dwelling Side Elevation (West)
1:100 scale
0m 2m
1:100 Scale Bar

Proposed Dwelling Side Elevation (East)
1:100 scale
0m 2m
1:100 Scale Bar

Design based upon previous scheme prepared by HMY Architects

Richardson Architecture Limited RIBA Chartered	Drawn by: Richardson Architecture Limited Richardson 11000 11th Street New York, NY 10001 Tel: +1 212 260 8800 Email: richardson@richardson-arch.com	Client: Manor Farm, Front A. Whitlock	Project Number: 683	Drawing Number: 11	Revision: P10	Scale/Project Name: 1:100 A3 November 2023	PLEASE READ: Do not scale off these plans. Only printed dimensions should be used. Check reference lines carefully with all other annotations with the plans. On-site surveying, site visit and photography prior to commencing work, and products to be installed, are recommended for all work.
	Project Title: Proposed Dwelling Elevations - Sheet 2	Project Number: 683	Drawing Number: 11	Revision: P10	Scale/Project Name: 1:100 A3 November 2023	PLEASE READ: Do not scale off these plans. Only printed dimensions should be used. Check reference lines carefully with all other annotations with the plans. On-site surveying, site visit and photography prior to commencing work, and products to be installed, are recommended for all work.	

MATERIAL KEY

- Handmade clay tile roof
- Brick plinth
- Timber horizontal cladding
- Aluminum Doors and Windows
- Open oak framed bay entrance
- Conservation Rooflights
- Solar Panels

Proposed Garage Front Elevation
1:100 scale
0m 2m
1:100 Scale Bar

Proposed Garage Left Elevation
1:100 scale
0m 2m
1:100 Scale Bar

Proposed Garage Rear Elevation
1:100 scale
0m 2m
1:100 Scale Bar

Proposed Garage Right Elevation
1:100 scale
0m 2m
1:100 Scale Bar

Design based upon previous scheme prepared by HMY Architects

Richardson Architecture Limited RIBA Chartered	Drawn by: Richardson Architecture Limited Richardson 11000 11th Street New York, NY 10001 Tel: +1 212 260 8800 Email: richardson@richardson-arch.com	Client: Manor Farm, Front A. Whitlock	Project Number: 683	Drawing Number: 13	Revision: P10	Scale/Project Name: 1:100 A3 November 2023	PLEASE READ: Do not scale off these plans. Only printed dimensions should be used. Check reference lines carefully with all other annotations with the plans. On-site surveying, site visit and photography prior to commencing work, and products to be installed, are recommended for all work.
	Project Title: Proposed Garage Elevations	Project Number: 683	Drawing Number: 13	Revision: P10	Scale/Project Name: 1:100 A3 November 2023	PLEASE READ: Do not scale off these plans. Only printed dimensions should be used. Check reference lines carefully with all other annotations with the plans. On-site surveying, site visit and photography prior to commencing work, and products to be installed, are recommended for all work.	

Location Plan
1:2500 scale
0m 50m
1:2500 Scale Bar

Drawing Title
Location Plan

Site Address
Manor Farm, Front

Client
A. Whitlock

Project Number
683

Drawing Number
01

MATERIAL KEY:
 1. Handmade clay tile roof
 2. Brick plinth
 3. Timber horizontal cladding
 4. Timber vertical cladding
 5. Horizontal boards
 6. Aluminium Doors and Windows

Proposed Dwelling Front Elevation (South)
 1:100 scale
 0m 2m
 1:100 Scale Bar

Proposed Dwelling Rear Elevation (North)
 1:100 scale
 0m 2m
 1:100 Scale Bar

based upon previous scheme prepared by HMY Architects

chardson chitecture nited RIBA Chartered The Orchard Farm Otford, Kent TN11 0JG Tel: 01732 848791 Email: info@ibm.co.uk www: www.ibb-mosely.co.uk	Drawing Title Proposed Dwelling Elevations - Sheet 1	Project Number 683	Drawing Number 10	Revision P10	Date of Issue November 2023	PLEASE READ: Check all details of these plans. Only noted dimensions should be taken. Do not rely on other dimensions or details shown on other drawings. Do not start construction until all necessary permissions have been obtained. If any changes are required, all dimensions and details should be agreed in writing with the architect.
	Site Address Manor Farm, Frant Kent A. Whitlock	Date of Issue November 2023	Project Stage Planning	Date of Issue November 2023	Project Stage Planning	PLEASE READ: Do not scale off these plans. Only noted dimensions should be taken. Do not rely on other dimensions or details shown on other drawings. Do not start construction until all necessary permissions have been obtained. If any changes are required, all dimensions and details should be agreed in writing with the architect.

Proposed Dwelling Ground Floor Plan
 1:100 scale
 0m 2m
 1:100 Scale Bar

based upon previous scheme prepared by HMY Architects

chardson chitecture nited RIBA Chartered The Orchard Farm Otford, Kent TN11 0JG Tel: 01732 848791 Email: info@ibm.co.uk www: www.ibb-mosely.co.uk	Drawing Title Proposed Dwelling Ground Floor Plan	Project Number 683	Drawing Number 07	Revision P10	Date of Issue November 2023	PLEASE READ: Check all details of these plans. Only noted dimensions should be taken. Do not rely on other dimensions or details shown on other drawings. Do not start construction until all necessary permissions have been obtained. If any changes are required, all dimensions and details should be agreed in writing with the architect.
	Site Address Manor Farm, Frant Kent A. Whitlock	Date of Issue November 2023	Project Stage Planning	Date of Issue November 2023	Project Stage Planning	PLEASE READ: Do not scale off these plans. Only noted dimensions should be taken. Do not rely on other dimensions or details shown on other drawings. Do not start construction until all necessary permissions have been obtained. If any changes are required, all dimensions and details should be agreed in writing with the architect.



Sevenoaks 01732 452246

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
 TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

EPC Rating- TBC

...a name you can trust
 offices in Kent and London

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0