



**STILEBRIDGE NURSERY, STAPLEHURST ROAD,
MARDEN, TONBRIDGE, KENT TN12 9BL**



**Lambert
& Foster**



STAPLEHURST 3.2 MILES | MAIDSTONE 5.4 MILES | MARDEN RAILWAY STATION 2.6 MILES

STILEBRIDGE NURSERY, STAPLEHURST ROAD, MARDEN, KENT TN12 9BL

A rare opportunity to purchase a former Oriental plant nursery extending to some 32.38 acres (13.1 hectares) in need of further investment, including a detached 4/5 bedroom bungalow (subject to an AOC), a modern farm building, traditional Hopper Huts, and extensive areas of former polytunnel and glasshouses. Farmland extending to some 32.38 acres (13.1 hectares) including significant irrigation ponds and reservoirs. Telephone mast currently producing in excess of £6,000 per annum.

GUIDE PRICE £1,500,000



DESCRIPTION

Offered for sale is a well located plant nursery historically growing produce for the Oriental market, with extensive infrastructure in place. The site offers great potential with irrigation in place and consented areas of approximately 7.69 acres of polytunnel and glasshouses in various states of repair. In all, the property extends to some 32.38 acres within a ring fence in a prominent main road location.



EVERGREEN BUNGALOW

This brick and tile bungalow is sited at the front of the nursery set back from Staplehurst Road. It offers light, spacious, and well maintained family accommodation, set within a generous plot with established shrubs and gardens. It is approached from the main nursery driveway and has ample parking.

Dating back to the 1980's with later additions in the 1990's, it now comprises 4/5 bedrooms with one ensuite, family bathroom, open plan sitting/dining room, kitchen, conservatory and separate cloakroom.

The property is subject to an Agricultural Occupancy Condition (AOC) following the granting of outline planning permission 81/1201 (Outline application for the erection of bungalow) on the 1st July 1982. A copy of the consent is available on request.

Located close to the bungalow is a large, detached brick built garage/workshop under a pitched tile roof. It is considered that this might be adapted to a variety of uses, subject to necessary consents. A timber lean-to has been constructed to adjoin the garage/workshop, used for further storage.









THE NURSERY AND FARM BUILDINGS

The farm buildings at Stilebridge Nursery exceed a total footprint of 10,000 Sq.ft. This includes a fully enclosed large steel portal frame barn with a roller shutter door, occupying approximately 4,000 Sq.ft (372 Sq.m), located centrally to the site. It is currently used for storage however has potential to be adapted to a packhouse or might be considered for a Class Q Agricultural to Residential change of use. There is a further single storey brick built building under a pitched tile roof, extending to approximately 1,380 Sq.ft (129 Sq.m).

There are also a number of redundant traditional Hopper huts and storage sheds located around the site.

The glasshouses and polytunnels are in a dilapidated condition having become overgrown since the cessation of Nursery operations. All of the glasshouses and polytunnels are fitted with water irrigation systems that are supplied from nearby water sources within the site. In all, the area covered by glasshouses and polytunnels extends to approximately 7.69 acres (3.11 hectares). These areas benefit from several planning permissions granted in 1981, 1988, 1989, 1995, and 1997. A summary of the site planning history is available on request.

FARMLAND

The numerous irrigation ponds extend in all to some 2.7 acres (1 hectare) and feed nearby glasshouses and polytunnels via a network of underground pipes. The property also benefits from 225m of single bank frontage to the River Beult, presenting opportunities for fishing, subject to the necessary permits.

Outside of the main nursery area, the remaining land comprises broadly level unmanaged pasture, classified as Grade III on the DEFRA Agricultural Land Classification Map.

TELECOMMUNICATIONS MAST

A telecommunications mast is located centrally to the site and we have been advised produces an income in excess of £6,000 per annum. This was erected in 2005 (Ref 05/0912) and subject to a lease until 2025. A copy of the lease is available on request.





VIEWINGS: Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832 325, option 3. Contact Antonia Mattinson or Will Jex for further information.

METHOD OF SALE: The property is offered for sale by Private Treaty. The agent may set a deadline for Best & Final Offers in the event that significant interest is received.

TENURE: Freehold with vacant possession.

SERVICES: A schedule of services is included within the data pack, which is available on request.

FLOODING: Evergreen Bungalow and the majority of the buildings are located within Flood Zone 1. Some of the land is located within Flood Zone 2 & 3.

LOCAL AUTHORITY: Maidstone Borough Council (Tel:01622 602000) – Maidstone House, King Street, Maidstone, ME14 6JQ. <https://maidstone.gov.uk/>

COUNCIL TAX: Band D

EPC: C

ACCESS: In addition to the main Nursery driveway, the property benefits from a secondary access over a right of way as shown shaded brown on the attached sale plan.

A neighbouring property also benefits from a right of way over part of the property shaded pink on the sale plan.

WHAT3WORDS: Using the free What3Words app, the entrance to Stilebridge Nursery can be found at [///chins.placidly.heap](https://www.what3words.com/#!/chins.placidly.heap)

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

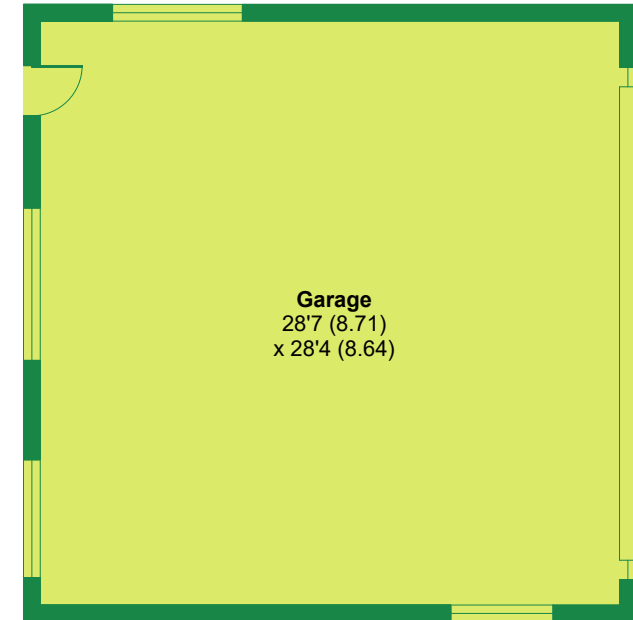
FLOOR PLANS

Evergreen Bungalow And Stilebridge Nursery, Staplehurst Road, Marden, Tonbridge, TN12

Approximate Area = 1660sq ft / 154.2 sq m
Garage = 810 sq ft / 75.2 sq m
Total = 2470 sq ft / 229.4 sq m
For identification only - Not to scale



GROUND FLOOR

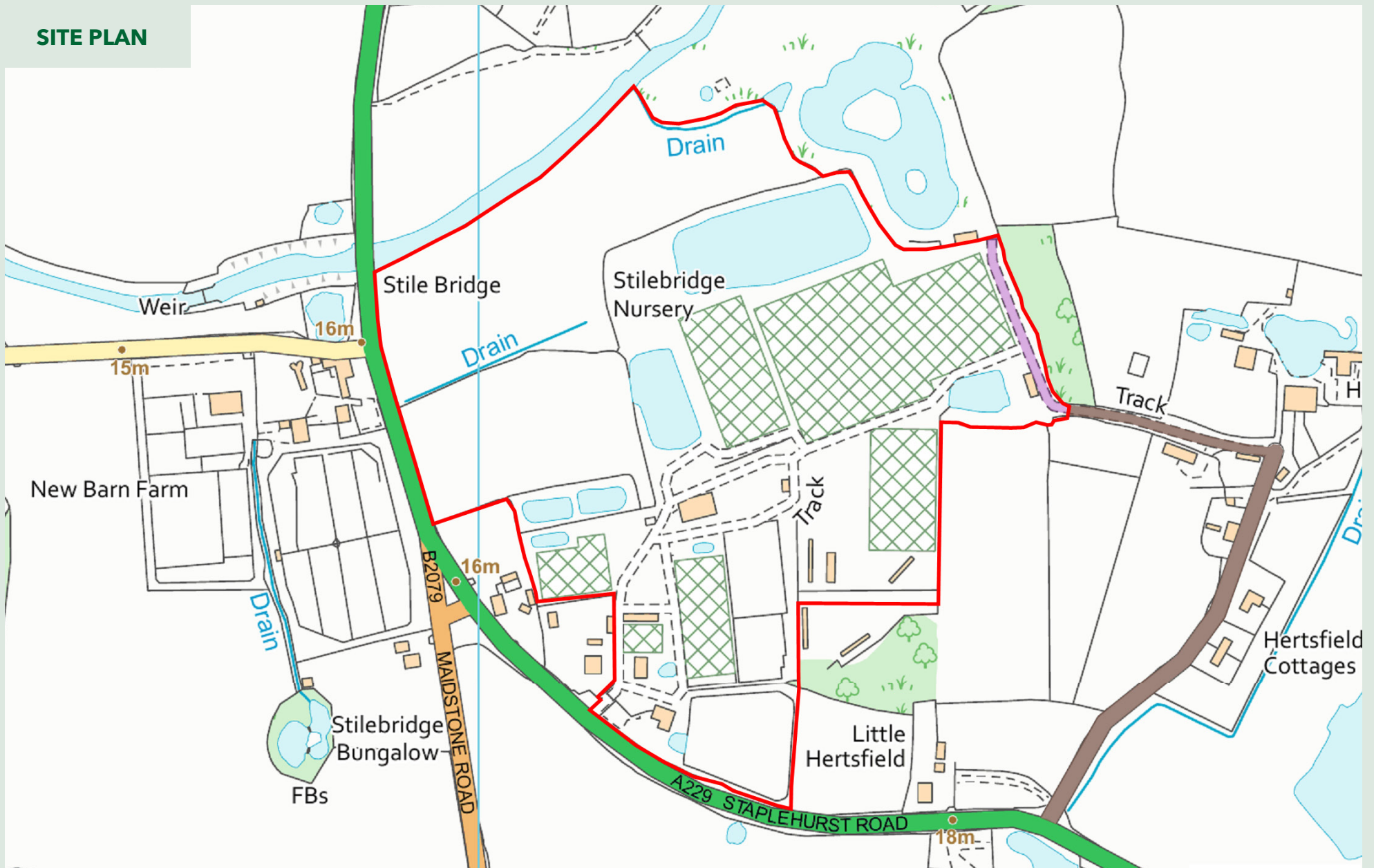


GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Lambert and Foster Ltd. REF: 1180420

SITE PLAN





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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