



**THE COLD STORE & STABLES AT DOWNINGBURY FARM**  
MAIDSTONE ROAD, PEMBURY, KENT TN2 4AD



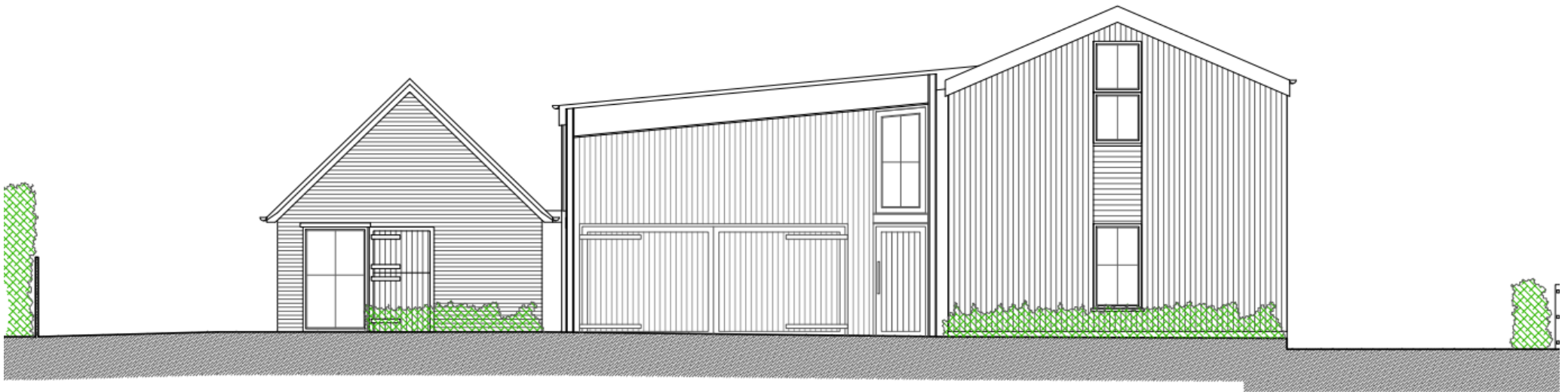
**Lambert  
& Foster**

ROYAL TUNBRIDGE WELLS 4.2 MILES | A21 PEMBURY BYPASS 2 MILES | TONBRIDGE 6 MILES

## THE COLD STORE & STABLES AT DOWNINGBURY FARM, MAIDSTONE ROAD, PEMBURY, KENT TN2 4AD

An opportunity to purchase a former cold store and stables with planning permission for the conversion into two dwellings, featuring one four-bedroom and one two-bedroom dwelling, each with dedicated parking and garden space. Located nearby to Pembury and the popular town of Royal Tunbridge Wells in Kent.

GUIDE PRICE £425,000 FREEHOLD



### SITUATION

The former cold store and stables at Downingbury Farm are located nearby to the popular town of Royal Tunbridge Wells which offers an extensive range of amenities. There are excellent transport connections to the property, with nearby mainline railway stations and quick access onto the A21 and onward motorway connections.

The property is situated on a former farmstead and is surrounded by converted farm buildings, together with Downingbury Farm Shop. In all, the property extends to 0.26 acres.

### ACCESS

The land is accessed via a shared driveway located off the Maidstone Road. A right of way at all times and for all purposes will be granted for the benefit of the property.

### PLANNING

Full planning permission was granted by Tunbridge Wells Borough Council on the 9<sup>th</sup> May 2024 under reference 24/00431/FULL for the conversion of the former cold store and stables into two dwellings with associated car parking and landscaping.

## DESCRIPTION

The consented buildings are described more particularly below;

### The Cold Store

The generously sized accommodation will comprise ground floor accommodation of a living room, TV room, WC, utility room, plant room, store room plus an open plan living/dining and kitchen space. Stairs lead to the first floor where there is two en-suite bedrooms, and two further bedrooms sharing a separate family bathroom. The building will be reclad with new timber cladding under a corrugated metal roof. Car parking for two cars will be provided within a car port together with a garage. Outside the barn will be provided with a sufficient garden curtilage, rear courtyard garden/sun terrace.

The total developable floor area on two floors is 2,421 sq ft (225 sq m).

### The Stables

Approved accommodation shows an entrance hall, open plan living/dining and kitchen, utility/boot room, and two bedrooms with a shared family bathroom. The building will retain its agricultural character of red brick construction under a tiled roof. The existing attached lean-to will be taken down, providing car parking for two cars.

The total developable floor area is 754 sq ft (70.1 sq m).

## METHOD OF SALE

The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

## TENURE

Freehold.

## VIEWING

Strictly by appointment with the selling agent Lambert & Foster's Paddock Wood office on 01892 832325 Option 3. For more information contact Will Jex or Antonia Mattinson.

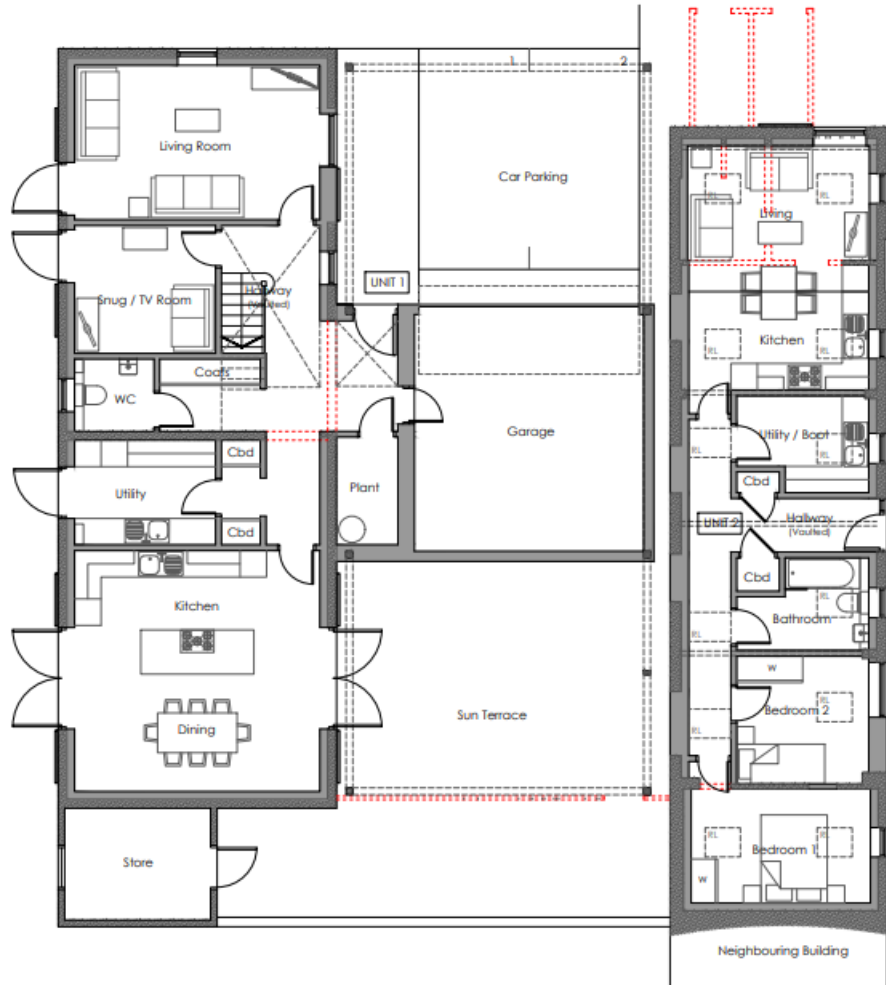
## DATA PACK

Available on request.

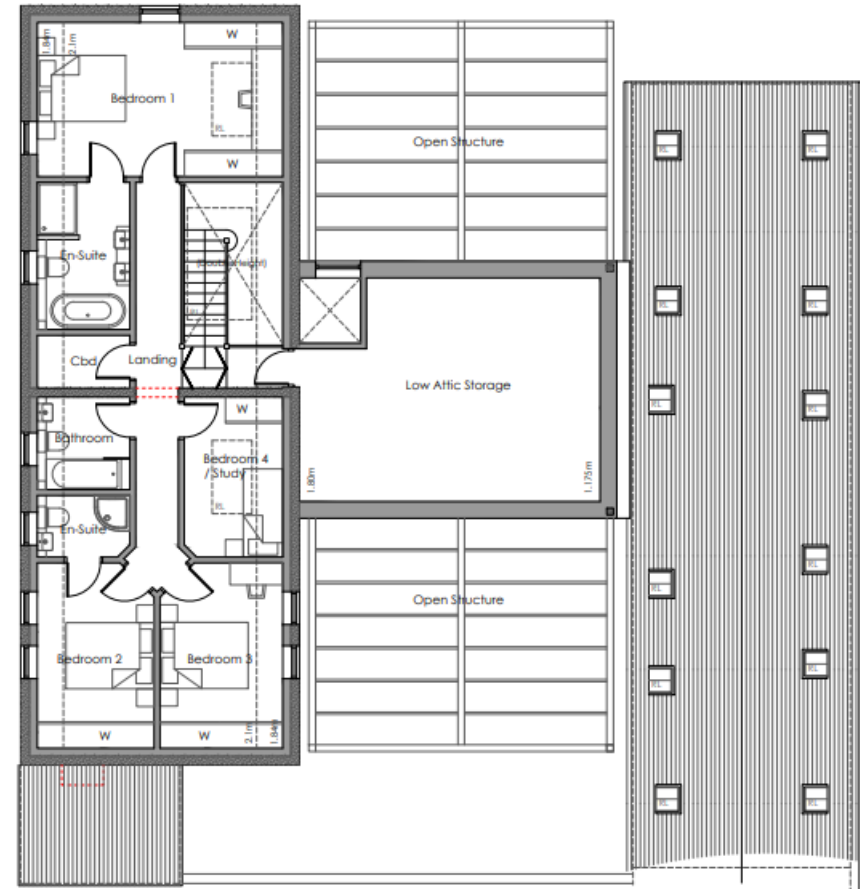


## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



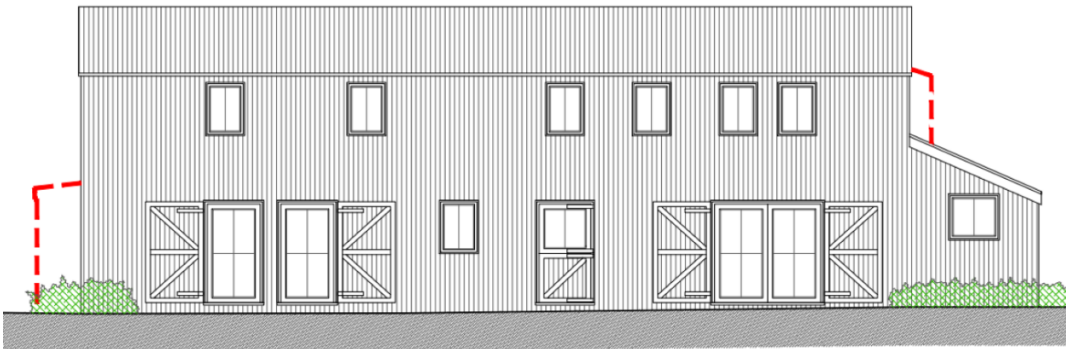
Proposed Ground Floor Plan  
SCALE 1:100



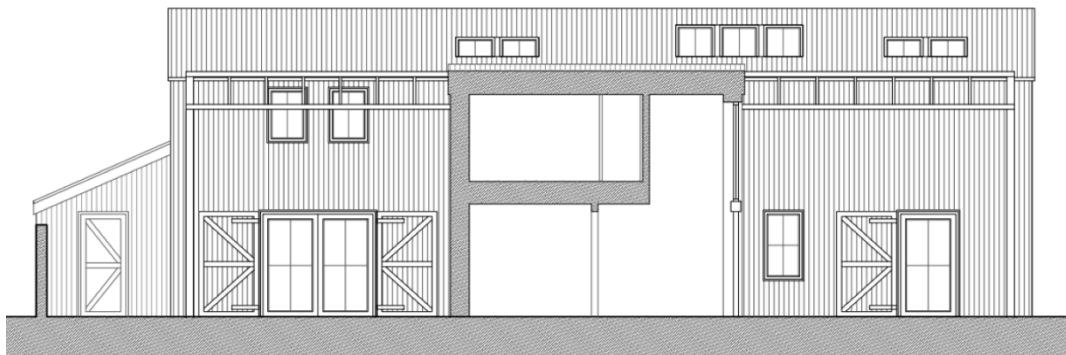
Proposed First Floor Plan  
SCALE 1:100



Proposed Left Flank Elevation (East Facing)  
SCALE 1:100



Proposed Right Flank Elevation (West Facing)  
SCALE 1:100



Indicative Building Section B-B  
SCALE 1:100

### SERVICES & UTILITIES:

**Electricity supply:** The buildings are connected to three phase electricity. The purchaser will be responsible for providing a new single-phase electricity connection to the retained farm shop.

**Water supply:** There is mains water connected to the toilet block adjoining the stables. The purchasers will be responsible for providing a new mains water connection to the farm shop.

**Sewerage:** There is mains drainage to the toilet block adjoining the stables. A connection goes to the nearby farm shop, which will need to be maintained.

**PUBLIC RIGHTS OF WAY:** There is a public right of way located along the shared driveway, reference 0198/WT218/2.

**WHAT3WORDS:** Using the free what3words app, the entrance to the driveway can be located at [///views.precautions.crash](https://www.what3words.com/).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COVENANTS:** None.

**FLOOD RISK:** All of the property is located within Flood Zone 1, an area with low probability of flooding.

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**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 REGULATION:** 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.

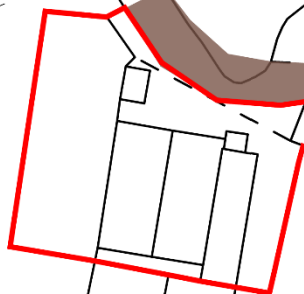


\*For illustrative purposes only.

A 228

Tan

Downingbury Farm



Little Oast

Parseley Cottage

Orchard Oast

Ash Barn

The Granary

86.5m

Pond

Downingbury Farmhouse

85.1m





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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