



**WILDFLOWER STABLES**  
LADHAM ROAD, GOUDHURST, CRANBROOK, KENT TN17 1LS



**Lambert  
& Foster**



GOUDHURST VILLAGE CENTRE 2 MILES | MARDEN RAILWAY STATION 3.7 MILES | STAPLEHURST 4.7 MILES

## **WILDFLOWER STABLES, LADHAM ROAD, GOUDHURST, CRANBROOK, KENT TN17 1LS**

An opportunity to purchase an equestrian smallholding with planning permission for residential conversion to provide a two-bedroom single storey dwelling with pasture, stables and a menage, extending in all to some 10.18 acres (4.12 hectares).

GUIDE PRICE £525,000 FREEHOLD

East Elevation



### **DESCRIPTION**

Wildflower Stables is located in a rural location within the parish of Goudhurst, with direct access from Ladham Road.

The u-shaped building is situated within a plot of approximately 0.72 acres (0.29 hectares), set around a concrete yard and currently comprises 10 boxes, a tack room and kitchen. Within the plot is a 20m x 40m menage and a tarmacked parking area.

The proposed accommodation creates an L-shaped single storey dwelling comprising an open plan kitchen/living/dining area, living room, utility room, hallway, family bathroom and two bedrooms (one ensuite) which leaves 5 boxes and a tack room. Planning allows for the landscaping of the plot to incorporate a garden curtilage. The total internal floor area of the conversion is 102.5m<sup>2</sup> (1,103 sq.ft).

The paddocks are situated to the south of the buildings and extend to some 9.46 acres (3.83 hectares) which is laid to permanent pasture.

In all the site extends to some 10.18 acres (4.12 hectares).



## PLANNING

Planning Permission was granted by Tunbridge Wells Borough Council, reference 20/03057/FULL on 23<sup>rd</sup> December 2020 for the Proposed conversion of part of rural building/stables and barn to a single dwelling and changed of use of land to residential curtilage. The consent was granted subject to conditions, for a period of 3 years. The permission has been commenced (evidence available) and is therefore extant.

Copies of the planning documents are available on request.

## DIRECTIONS

From Goudhurst Village Centre head north east on the A262 which becomes Church Road and then Cranbrook Road. At the Goudhurst Inn public house, turn left onto the B2084. After approximately 0.3 miles, turn right onto Ladham Road. Continue on Ladham Road for some 1.1 miles and the entrance to Wildflower Stables can be found on the right hand side.

## METHOD OF SALE

The property 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.





FLOORPLANS & LOCATION PLAN

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



GROUND FLOOR PLAN

GROSS INTERNAL FLOOR AREA 102.5m<sup>2</sup>



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:3000. Paper Size - A4





**VIEWING:** Strictly by prior agreement with the selling agent's **Paddock Wood Office:** 01892 832325 Option 3. Contact Will Jex for more information

**WHAT3WORDS:** Using the What3Words app, access to the property is located at courier.driftwood.occupiers

**TENURE:** Freehold

**SERVICES & UTILITIES:** Mains water and electric are connected to the property. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

**BROADBAND & MOBILE COVERAGE:** XX

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

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

**COVENANTS:** Copies of the HM Land Registry Title is available on request.

**MINERAL SPORT & TIMBER RIGHTS:** Included in the freehold sale.

**FLOOD & EROSION RISK: Property flood history:** None **Rivers and the sea:**

None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

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

**\*Illustrations used with kind permission from the vendors planning consultants.**

**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.

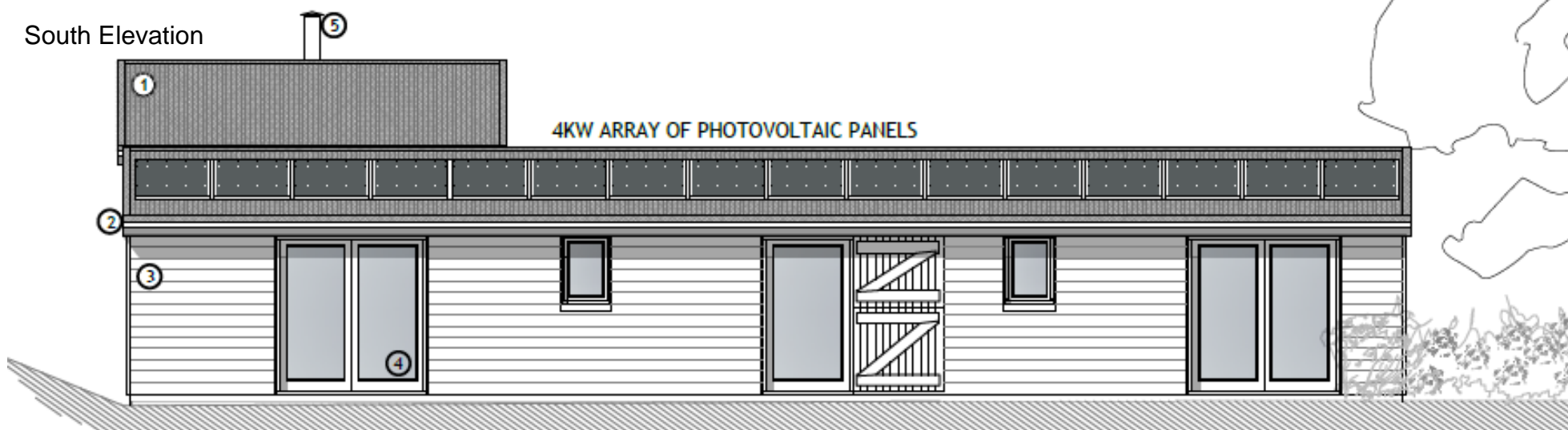
**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main 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.



West Elevation



South Elevation



OFFICES LOCATED AT:

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Tel. 01892 832 325  
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Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
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Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
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Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
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