



**WILLIAMS FARM BUILDINGS AND LAND,**  
RYE ROAD, SANDHURST, KENT, TN18 5HP



**Lambert  
& Foster**



## **WILLIAMS FARM BUILDINGS AND LAND, RYE ROAD, SANDHURST, KENT, TN18 5HP**

3 modern farm buildings with individual planning permissions to convert to 3 character dwellings, each offered with acreage with excellent southerly views. In all, some 22.60 acres (9.14 hectares).

**FOR SALE AS A WHOLE OR IN 3 LOTS**



### **SITUATION**

Williams Farm is located in the sought after Cranbrook School catchment area equidistant between the villages of Hawkhurst and Sandhurst in the Weald of Kent. The well serviced village of Hawkhurst is 2 miles to the west, offering an excellent choice of shopping and recreational amenities, including popular Waitrose and Tesco stores. The historic town at Cranbrook is 5 miles distant with its more extensive range of independent shops. There is an excellent choice of schools at both primary and secondary level in Cranbrook, with popular primary schools in both Hawkhurst and Sandhurst. The highly regarded Benenden Girls School is located in nearby.

### **DIRECTIONS**

The postcode is TN18 5HP. The farm is located midway between the villages of Hawkhurst and Sandhurst on the south western side of the A268. From the crossroads at the centre of Hawkhurst, proceed in a south easterly direction along the A268 for about 2 miles and the entrance to the farm will be seen marked with the for sale board on the right hand side.

## DESCRIPTION

Williams Farm comprises a range of former agricultural buildings located in a slightly elevated location on agricultural land extending to some 22.94 acres (9.28 hectares). Individual planning permissions have been obtained for the residential conversion of the 3 barns more particularly described below. No public footpaths cross the site.



## LOT 1 - NORTH BARN - GUIDE PRICE £375,000

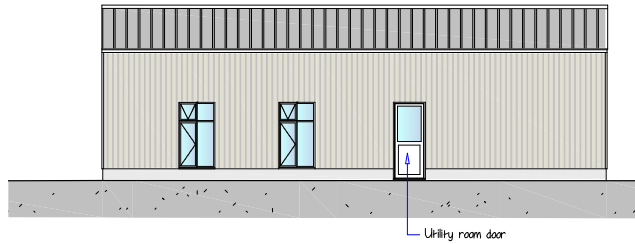
### DESCRIPTION

Set back from the road and accessed along the shared drive, North Barn comprises a steel portal frame building 135m<sup>2</sup>/1,453 sq ft. The approved plans show accommodation on a single floor comprising entrance hall into inner hall leading to open plan kitchen/living area with separate utility room and pantry off. Inner hall leads to 3 double bedrooms, one with en suite

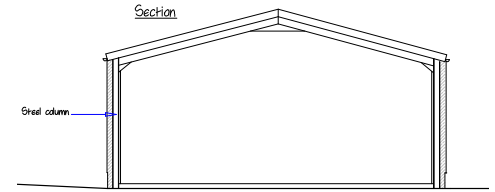
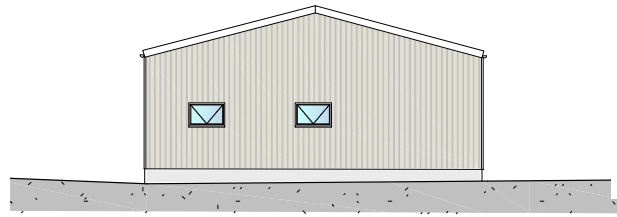
shower room and a family bathroom. The building has a good eaves height (3.7m) and is offered for sale with an adjacent area of garden curtilage extended by farmland extending to 8.00 acres/ 3.23 hectares. The land has been used for the growing of nursery trees, which will be harvested or removed prior to completion.



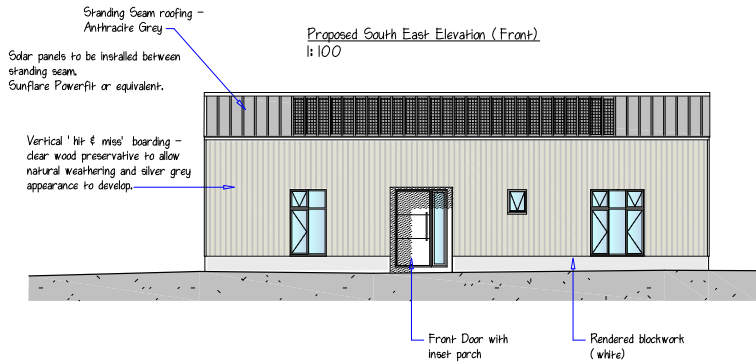
Proposed North West Elevation (Rear)  
I:100



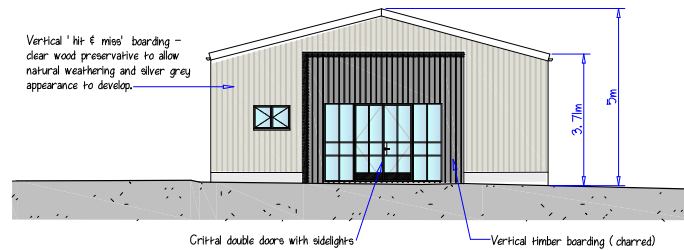
Proposed North East Elevation  
I:100



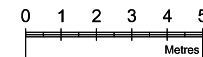
Proposed South East Elevation (Front)  
I:100



Proposed South West Elevation  
I:100



North Barn - Proposed Floor Plan  
I:100

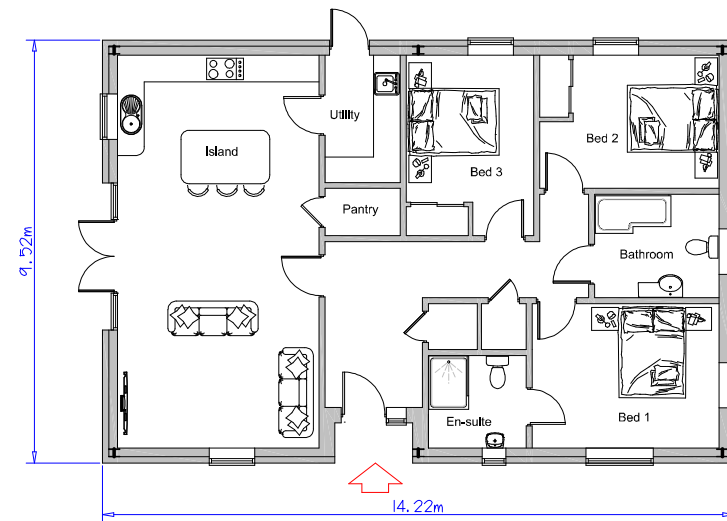


## PLANNING

Planning permission was granted for the change of use of the barn into a 3 bedroom residential dwelling with amenity curtilage, parking and landscaping. Tunbridge Wells Borough Council Ref 23/01491/FUL granted subject to conditions for a period of 3 years from 1st August 2023.

## NOTES

1. The vendor will prior to completion remove the above ground water reservoir tanks located on the site.
2. The barn is offered for sale with its immediate approved garden curtilage, and the agricultural land located to the north and west is separated from the property by the access track to West Barn (Lot 3), see site plan attached.





## LOT 2 - SOUTH BARN - GUIDE PRICE £395,000

### DESCRIPTION

Accessed off the shared driveway with the other lots, South Barn is a detached steel portal frame building with planning permission for residential use with approved accommodation on a single floor extending to 161m<sup>2</sup>/1,732 sq ft. The design which shows the front wall of the building to be recessed within the existing steel frame, comprises entrance hall with utility room off, through to kitchen with adjacent living room and dining room with French doors to garden. An inner hall leads to a family bathroom and 3 double bedrooms and a single

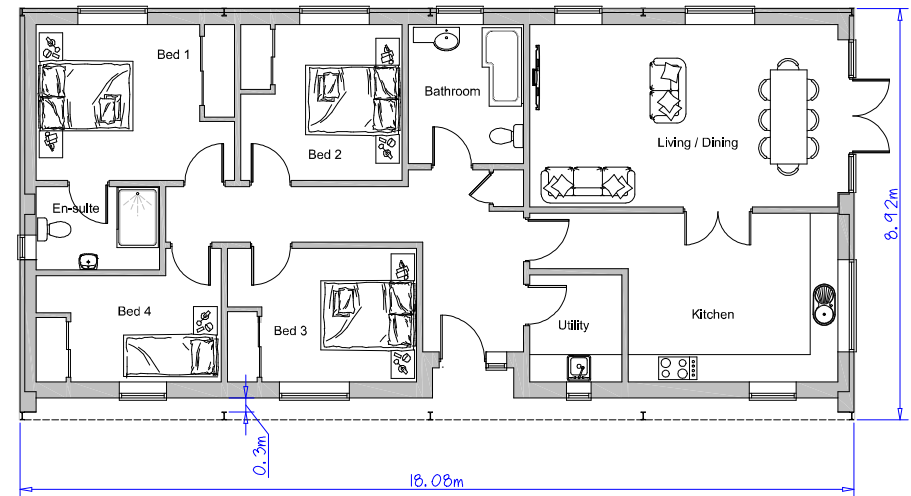
bedroom, one with en suite facilities. The building has a good eaves height of 3.7m and is offered for sale an approved garden curtilage extended by adjacent acreage of farmland extending to some 8.52 acres/3.44 hectares, laying to the south and west of the barn. The property enjoys far reaching views to the south west. The land has been used for the growing of nursery trees, which will be harvested or removed prior to completion.



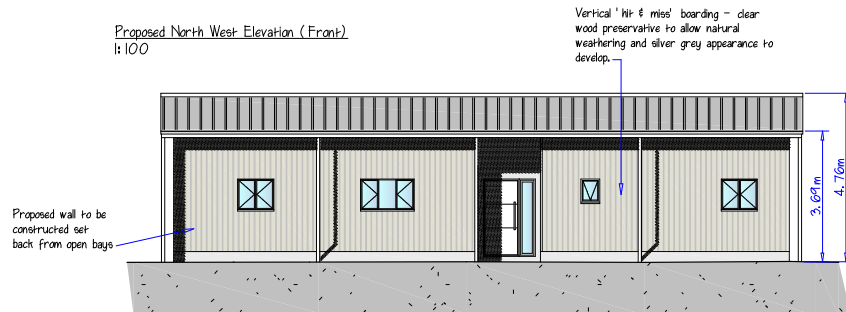


## PLANNING

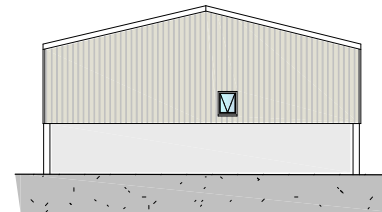
Planning permission was granted for the change of use of the barn into a 4 bedroom residential dwelling with amenity curtilage, parking and landscaping. Tunbridge Wells Borough Council planning reference 23/01492/FULL granted subject to conditions for a period of 3 years from 1st August 2023.



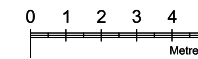
Proposed North West Elevation (Front)  
1:100



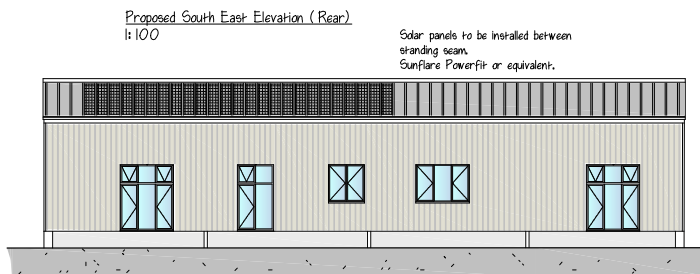
Proposed North East Elevation  
1:100



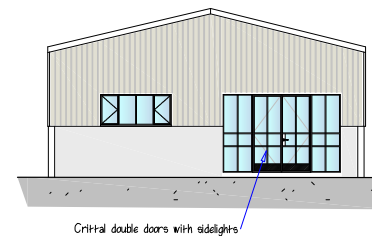
South Barn - Proposed Floor Plan  
1:100



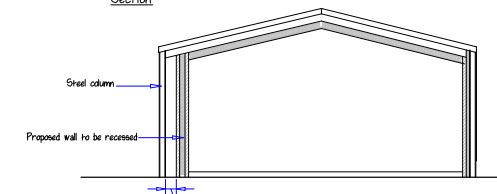
Proposed South East Elevation (Rear)  
1:100



Proposed South West Elevation  
1:100



Section





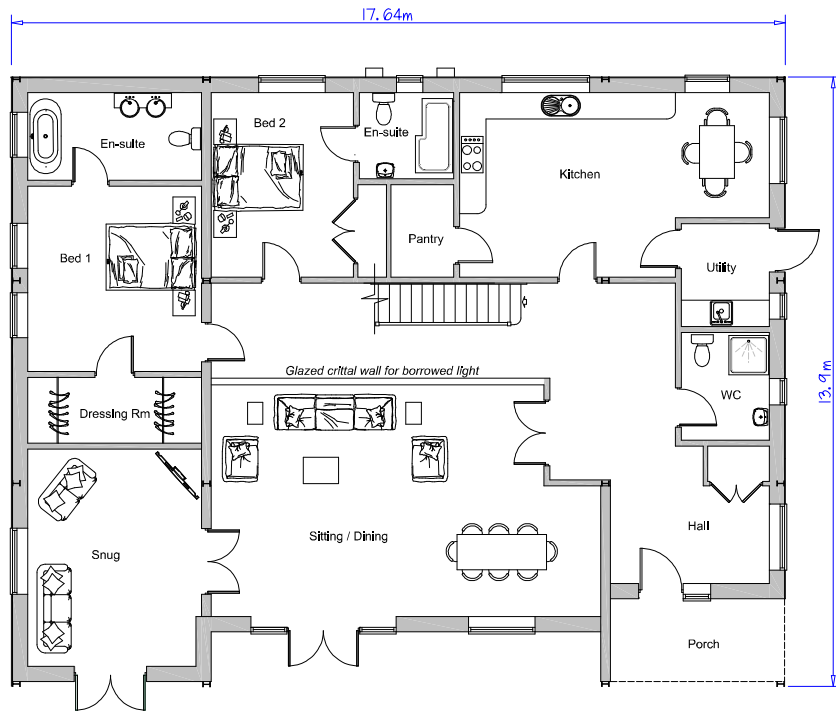
## LOT 3 - WEST BARN - GUIDE PRICE £525,000

### DESCRIPTION

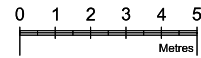
West Barn is the largest of the three barns, offering approved accommodation on two floors extending to 336m<sup>2</sup>/ 3610sq ft. The design shows that for part of the first floor wings to have vaulted ceilings. The approved plans show accommodation of porch leading into large entrance hall with wc, off to sitting room/dining room with connecting door to vaulted snug with French doors to garden. Inner hall leads to kitchen with separate utility room and pantry, and bedrooms 1 and 2 both with en suite facilities, and bedroom 1 has a dressing room. Stairs lead to a first floor landing where there are 2 further bedrooms, one with en suite facilities, partially under eaves.

Access to the plot is off the shared farm drive which loops around Lot 1 leading to a private location for the barn, with far reaching views to the south west. The barn is offered for sale with an approved garden curtilage and adjoining agricultural land, extending to 6.07acres/ 2.45ha and enjoys far reaching view to the south west. The land has been used for the growing of nursery trees, which will be harvested or removed prior to completion.

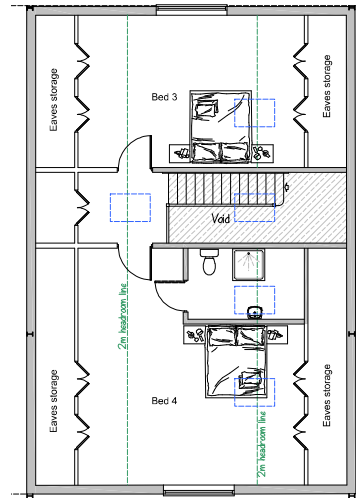




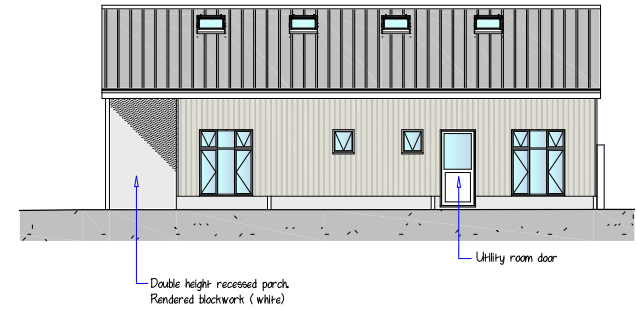
West Barn - Proposed Ground Floor Plan  
I: 100



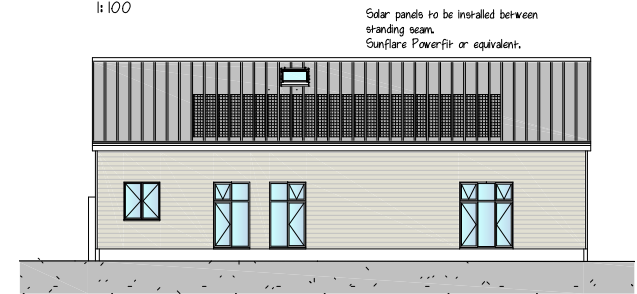
West Barn - Proposed First Floor Plan  
I: 100



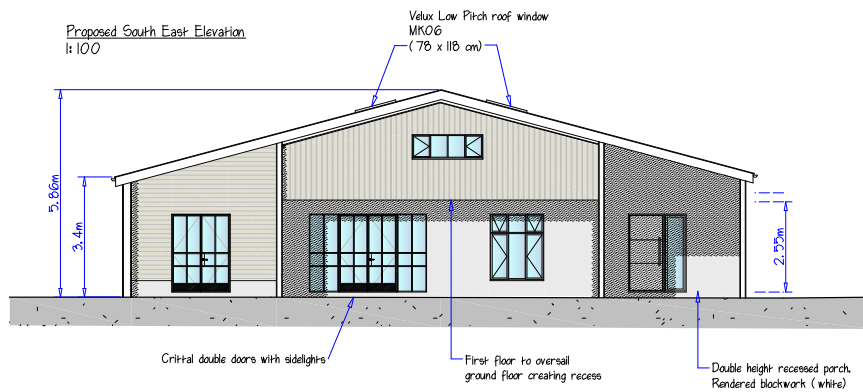
Proposed North East Elevation  
I: 100



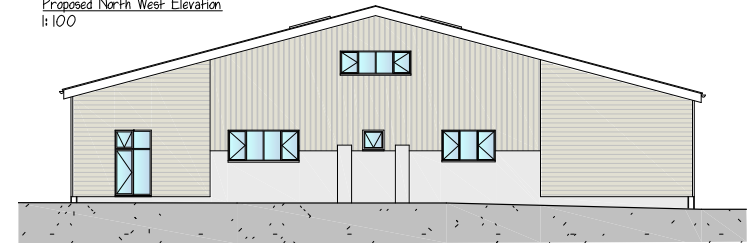
Proposed South West Elevation  
I: 100



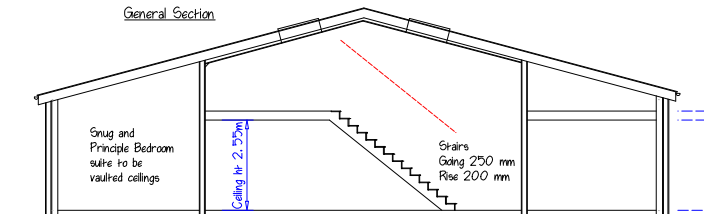
Proposed South East Elevation  
I: 100



Proposed North West Elevation  
I: 100



General Section



## PLANNING

Planning permission was granted for the change of use of the barn to provide a 4 bedroom residential dwelling with amenity curtilage, parking, and landscaping. Tunbridge Wells Borough Council Ref 23/01493/FULL granted subject to conditions for a period of 3 years from 1st August 2023.






### NOTES TO PROSPECTIVE PURCHASERS:

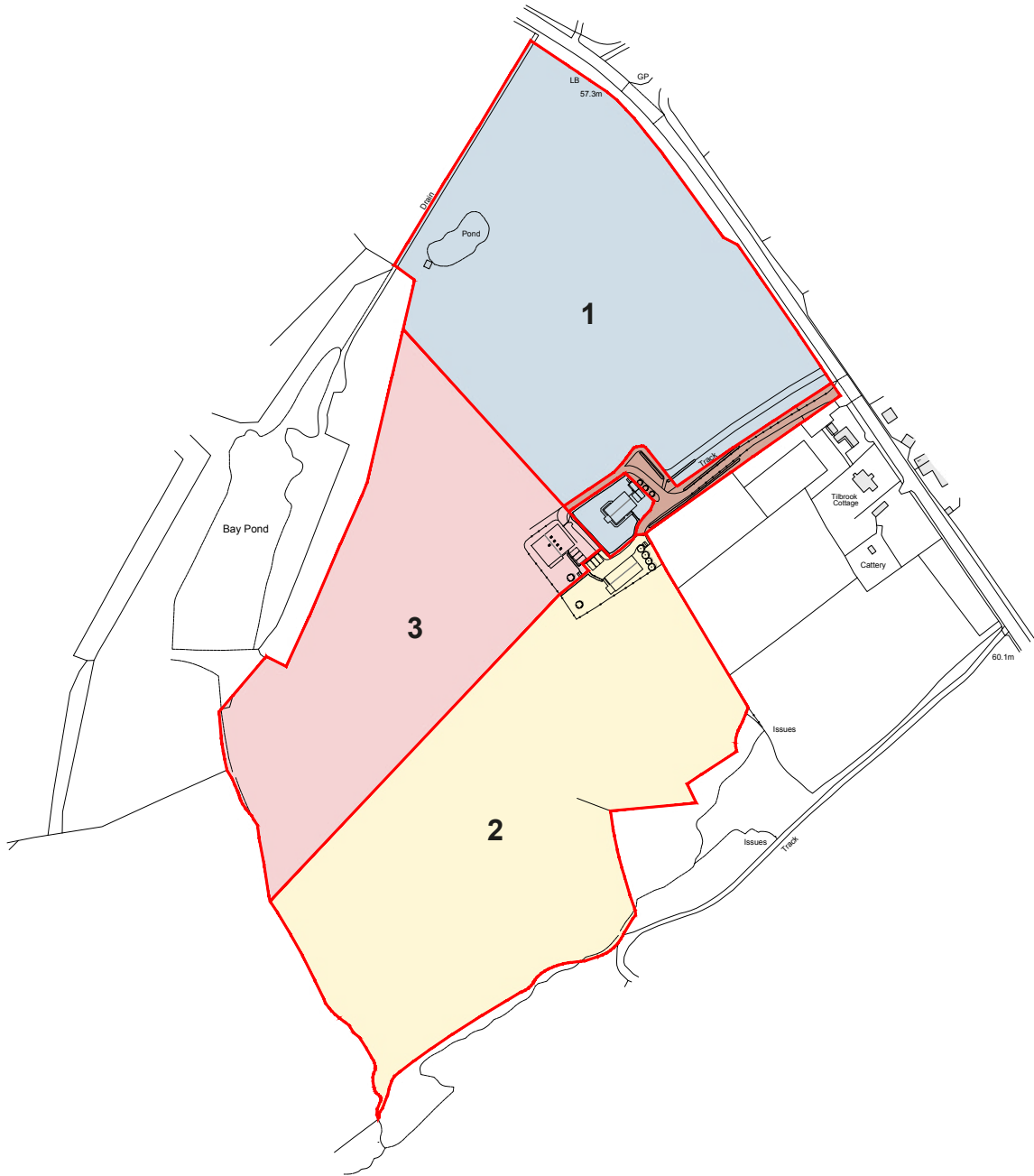
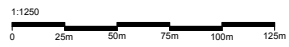
- 1. Fencing:** In the event that the lots are sold separately from each other, the responsibility for erecting and thereafter maintaining sound stock proof fencing along the newly created boundaries, are indicated with inward facing T marks. The fencing to be a minimum specification of treated posts of no more than 3 metre intervals with stock netting and barbed wire.
- 2. Gardens;** The approved domestic curtilage to each of the buildings is illustrated on the sale plan. Other land included within the lots, in planning terms, is regarded as agricultural land.
- 3. Services.** Mains water and electricity are currently connected as a single supply to the to the site. Prospective purchasers will need to make their own enquiries as to the suitability and available of local connections to meet their needs. Appropriate wayleaves and easements will be granted across each of lots to allow connections for each of the Lots
- 4. Access.** Access to the site will be over the shared entrance drive from the A268. It is proposed the driveway and land shown coloured brown will be part of management company to be formed between the 3 new owners (assuming individual sales). The management company will be responsible for the costs of constructing and thereafter maintaining the new roadway.



**KEY:**

**Key:**

-  Lot Boundary
-  Lot 1 - 3.24ha
-  Lot 2 - 3.45ha
-  Lot 3 - 2.46ha
-  Access/Driveway



**PLANNING**

Extracts of the approved planning drawings are published by permission of Price Whitehead Planning Consultants of Forstal Farm, Tenterden, Kent, TN30 7DF.

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council, Town Hall Building, Mount Pleasant Rd, Royal Tunbridge Wells, Tunbridge Wells TN1 1RS. Telephone 01892 526121.

**VIEWINGS:**

Strictly by appointment with the Agents' Cranbrook Office 01580 712888 (option1)

**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

**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.





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