



Artist's impression



BOIS BARN
MUNDY BOIS ROAD | EGERTON | KENT | TN27 9ER
Guide Price £495,000



**Lambert
& Foster**

BOIS BARN, MUNDY BOIS ROAD, EGERTON, KENT TN27 9ER

A twin span agricultural building with full planning permission for re-development to a detached four bedroom single residential dwelling providing approximately 2797 sq ft/259.9 sq m of accommodation, enjoying far reaching views over its own and adjoining agricultural land, in all some 1.91 acres/0.77 hectares, situated within a favoured semi-rural location on the edge of Egerton village.

HEADCORN MAINLINE RAILWAY 5 MILES | MAIDSTONE 14 MILES | ASHFORD 9 MILES | PLUCKLEY MAINLINE RAILWAY 2.4 MILES | CHARING MAINLINE RAILWAY 5 MILES



DIRECTIONS

From the Wilsley Pound roundabout on the outskirts of Cranbrook, take the exit following the A262 signposted to Sissinghurst and Biddenden. Continue through Sissinghurst village and on taking the left hand turning, off the right hand bend, to the Three Chimneys public house into Hareplain Road. Follow this road and on reaching the minor staggered crossroads proceed straight across into Bell Lane. Follow this lane passing The Bell Inn and on through Smarden Woods towards Pluckley, take the minor left hand turning into Greenhill Lane. At the end of this lane, at the T junction, turn left into Mundy Bois Road. Continue along, whereupon the entrance to Bois Barn will be found on the right hand side, just past Ragged Barn, marked by the Lambert & Foster for sale board.

SITUATION

Bois Barn occupies a peaceful semi-rural location on the edge of the popular Wealden village of Egerton and is well set back from the road. Village amenities include St. James Church, Egerton primary school with pre-school, a general store, garage, pub/restaurant (currently undergoing renovation) along with a well attended community hall providing a full calendar of social and sporting events along with holding a weekly Farmers Market.

Surrounding villages include Pluckley (where The Darling Buds of May was filmed), Smarden, Charing, Headcorn and Lenham, between them 4 railway stations, 3 doctors surgeries, dentists, bakers, butchers, farm shops, vets, post offices, hairdressers, a small local co-op and Sainsbury's supermarket, along with several pubs and eating houses, also the renowned award winning restaurant Frasers is just a short drive from the barn. A selection of preparatory, secondary and grammar schools can be found within an easy commute in the nearby areas, Tenterden also offers Homewood school and sixth form college. The nearest rail links operate from Pluckley, Headcorn and Charing stations, with services to London Bridge, Cannon Street and Charing Cross with journey times from 57 minutes. All stations also have services to Ashford International for connecting to the high-speed service to arrive at London St. Pancras in about 37 minutes. The M20 gives access to the Channel Tunnel and coastal ports, and the M25 for Gatwick and Heathrow Airports.

DESCRIPTION

Bois Barn is a superb barn for development, located in a beautiful peaceful semi-rural, yet readily accessible position and can be found within a former farm setting on the outskirts of the pretty and much sought after village of Egerton. It is approached through a five bar gate and over the driveway from the highway. The barn is well set back from the road with fine views over its own and adjacent land to the north and west.

Bois Barn is a twin span portal frame building extended on its southern side via a mono-pitch lean-to. The approved accommodation on a single floor with an approximate total developable area of 2,797 sq ft/259.9m² has consent to be converted to an exceptional and spacious family home offering accommodation of entrance hall leading through to a large open plan kitchen/dining room and living space with views over the garden and farmland. There is a spacious master bedroom suite with an en-suite bathroom and 2 further bedrooms, and a family bathroom. A glass link with a utility room connects the main living space with a second living space where there will be a formal lounge and bedroom 4 with en-suite bathroom.

Outside the barn has an approved garden curtilage on its south west and north western side (see approved plans) with further agricultural land included on 3 sides of the barn area extending to about 1.91 acres/0.77 hectares.

Whether you choose to self build or appoint a Contractor to build for you, the framework of the design uses materials that blend with the surroundings, the eye catching facades are in a farmstead style with a modern, contemporary design twist. Remaining within the planning framework the new owners can let their creativity flow to enable a bespoke design to fit individual lifestyles, the possibilities are endless.

Opportunities to develop an individual luxury home in such a idilic location are rare, particularly of this stature within such a stunning setting, having said that, after purchasing the barn, buyers would have the opportunity to amend the design and external materials if they should wish, subject to gaining the necessary planning consents.

SERVICES

Purchasers will be required to connect new independent electricity and water connections to the property and foul water drainage will be to an on site Biodisc unit. Buyers should rely on their own enquiries as to the suitability of any existing services for residential use.

ACCESS

Access will be over the driveway shown hatched on the sale plan owned by Bois Barn. The owners of Blackthorn Barn, to the east have access over the driveway and are responsible for an Equal share of the maintenance costs.

FENCING

Please note all new boundary fences have already been installed.

FOOTPATH

A seldom used footpath AW90 passes across a corner of the front paddock. A route plan is available on request and the plan is marked at either end by gates.

RESTRICTIONS

The property being sold should only be occupied as a single residential dwelling.

PLANNING

Full planning permission for the "Conversion and alteration of an agricultural building into a single dwelling house with associated curtilage and parking areas" was approved (subject to conditions) by Ashford Borough Council on 30th April 2024 Ref PA/2023/2032. Copies of the approved plans and planning documents can be sent on request or downloaded from the Lambert & Foster website or Ashford Borough Council planning portal.

VIEWING

To discuss further, or arrange a visit, please contact our Cranbrook office on 01580 712888.

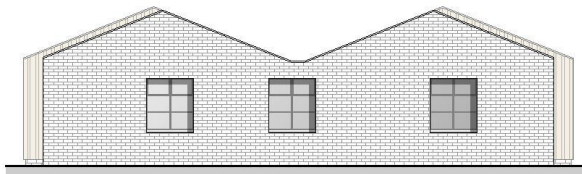
LOCAL AUTHORITY

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL. Telephone 01233 331111. www.ashford.gov.uk.

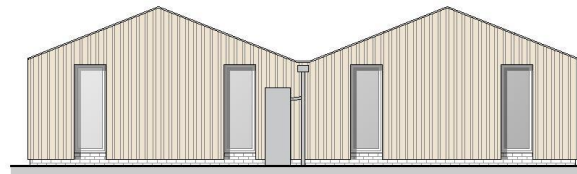
Proposed Elevations



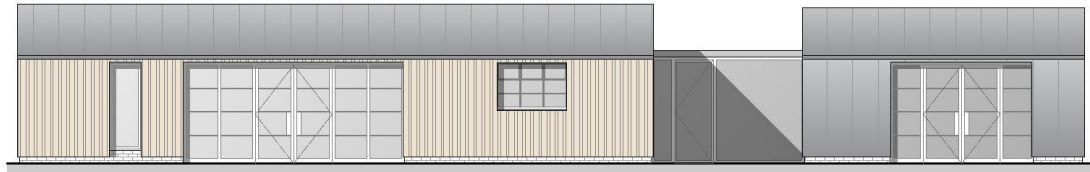
South East Elevation



South West Elevation



North East Elevation



North West Elevation

1:100



P.3110.070
 DRAWING NO: P.3110.070
 Contractors must verify all dimensions on site prior to commencement of work. DO NOT scale from this drawing. FOR PLANNING PURPOSES ONLY. Drawing to be used in accordance with other schematic documentation. It is the responsibility of the client to ensure a suitably qualified architect to confirm with the requirements of the current CDM 2015 Regulations. Client must appoint a project coordinator, as required under the HSE legal requirements. Refer to www.hse.gov.uk for further guidance. Changes and design are copyright of Bloomfields and must not be copied without their consent.

Notes:

Key:

Key Plan:

Issued for Planning

Revision:	Rev By:	Checked By:
A. 09.10.2023	EGT	AM
B. 30.11.2023	EGT	AM



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 drawing@bloomfieldsltd.co.uk

Client:

Mrs S. Sutton

Project:

Barn Conversion

Site Address:

Bois Barn, Mundy Bois Road,
 Egerton, Ashford,
 TN27 9ER

Scale:

1:100 @ A3

EGT

Date:

18.09.2023

Drawing Title:

Proposed Elevations

St:

J Job No:

P.3110.070

I Drawing No:

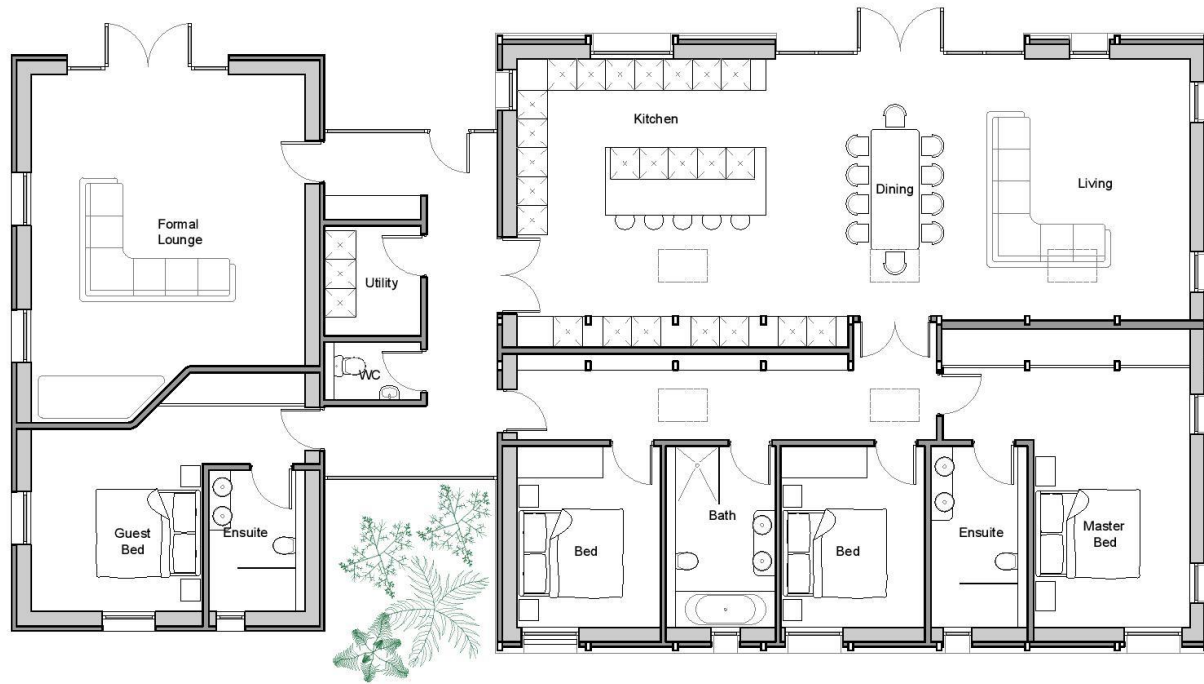
I Rev:

B



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Proposed Floor Plans



P3110.dwg
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Notes:
 GIA: 259.9m²
 GEA: 294.9m²

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Checked By: GM

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St: | Job No: | Drawing No: | Rev:

P.3110.060.A





PARTICULARS, PLANS & 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, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, 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.

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 but 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



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