

Pond House (formerly Flower Place)  
The Avenue, Mayfield,  
TN20 6TR

**burnett's**  
Individual Property : Individual Service



Enjoying what are perhaps some of the finest views in Mayfield, Pond House looks out across the Rother Valley, and provides a house/building plot with planning permission to be demolished and rebuilt with full planning and building regulations approval for a 2,800 sq.ft house over three floors, all designed to make the most of the views, whilst being central yet located on a quiet, single track lane within the centre of the village.

EPC Rating: D. NO CHAIN.

Guide Price £700,000 Freehold

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# Pond House (formerly Flower Place)

The Avenue, Mayfield, TN20 6TR

Guide Price £700,000 Freehold

This is a rather unique opportunity to purchase a development plot with the benefit of planning permission to replace the existing house with a much larger property of a similar design, but to include an additional floor, renewable energy supply and garaging.

Currently the property comprises a hallway, utility room, kitchen, sitting room and a dining room, four bedrooms, en-suite and bathroom. The property presents brick and weatherboarded and tile hung elevations beneath a tiled roof.

There is planning permission, under ref WD/2023/0842/F providing an option to knock down and rebuild the existing house, with a house of a similar style and moving the house slightly backwards in its plot, and adding a lower ground floor area, as well as increasing the overall footprint to approximately 2,800 sq.ft. in and adding a sensational upper ground floor raised terrace and entertaining area, and an attached garage.

The plot totals around 1/3 of an acre, with extensive views out across the Rother Valley beyond, and direct access to footpaths, plus easy access to the centre of the Village.

Full planning documentation is available upon request, and three tenders received by the owners will also be made available. Build costs, for a top end build to include a lift, were tendered between £850,000 and £900,000. The estimated end value will be circa £1,750,000.

The property is situated in The Avenue, a narrow little lane right in the centre of the village, just yards from the High Street and all the amenities on offer.

The 16th Century beauty of Mayfield High Street offers a range of day to day facilities including a small supermarket, post office, butcher, baker, pharmacy, florist, greengrocers and deli as well as GP surgery, dentist and hairdressers. There are also a couple of cafes and Period Inns, including the renowned Middle House Hotel.

There are pretty churches of various denominations, a flourishing primary school and the well-regarded Mayfield School secondary school.

For more comprehensive facilities Tunbridge Wells is 9 miles to the north.

Railway stations can be found at Wadhurst (5 miles), Crowborough (6 miles), and Tunbridge Wells. These provide a fast and regular service to London Charing Cross, London Bridge and Canon Street. There is a regular bus service to Tunbridge Wells and Eastbourne. The area provides an excellent selection of both state and private schools.

Nearby leisure facilities include tennis, bowls, numerous golf clubs, sailing on Bewl Water and at the coast. The area is criss-crossed with many beautiful walks through the Area of Outstanding Natural Beauty, with access to a footpath immediately adjacent to the property.

## Material Information:

Council Tax Band: F

(rates are not expected to rise upon completion).

All mains services connected.

We are not aware of any safety issues or cladding issues or asbestos at the property.

The property is located within the AONB and conservation area.

The title has restrictions and easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Superfast broadband is available at the property.

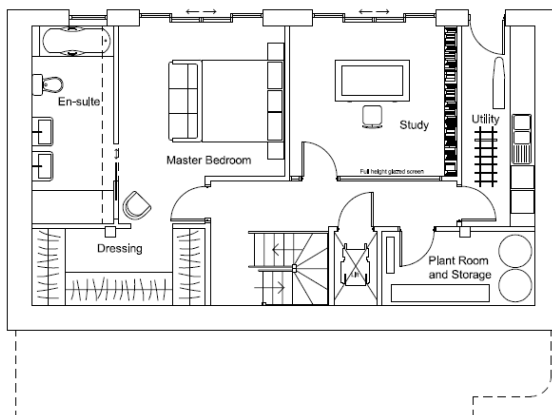
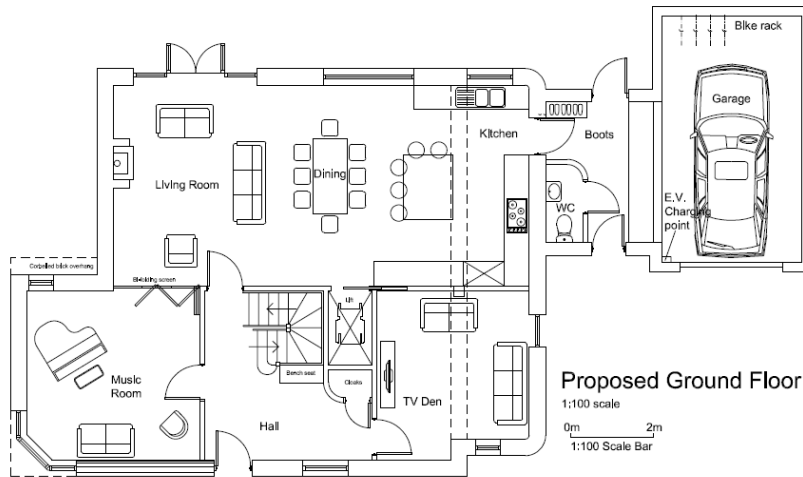
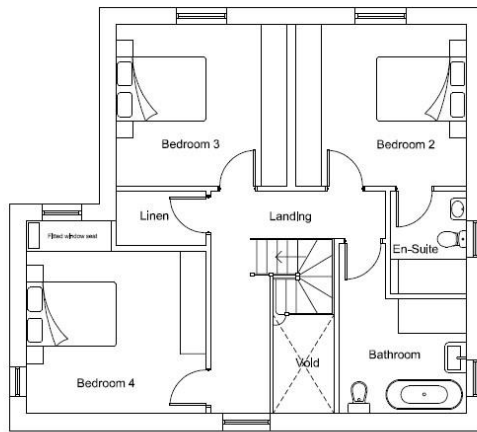
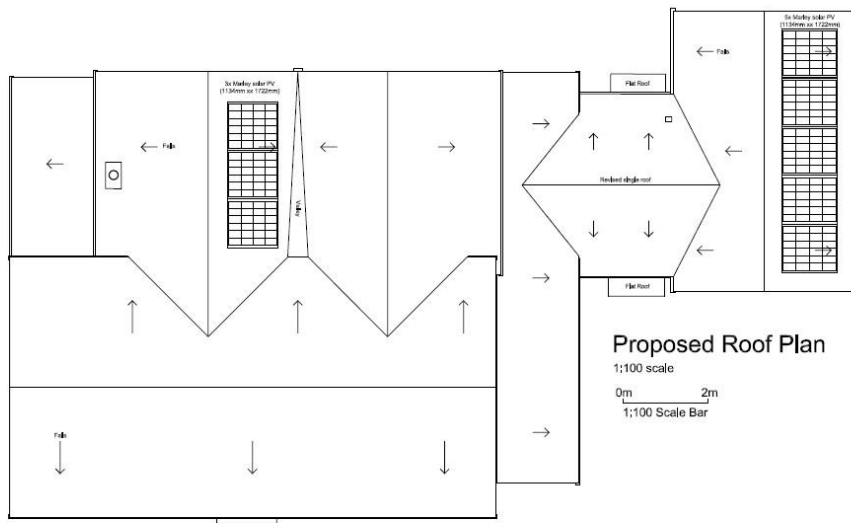
There is limited mobile coverage.

We are not aware of any mining operations in the vicinity.

We are not aware of any planning permission for new houses / extensions at any neighbouring properties.

The property has step free access.

Energy performance certificate (EPC)		
FLOWER PLACE THE AVENUE MAYFIELD TN20 6TR	Energy rating <b>D</b>	Valid until: 8 July 2031 Certificate number: 2918-8029-2002-0103-4506
Property type	Detached house	
Total floor area	125 square metres	





#### Materials

Roof: Handmade clay (Br, white), ruffed lead cappings, Cast iron effect rainwater goods.

Walls: Rustling red brick in Flemish bond, Painted timber weatherboard.

Doors & Windows: Painted timber silling with 32m fine hardware aluminium.

