



A sensational detached Oak framed barn, with full planning consents to convert into a four bedroom dwelling, set within approximately 2 acres of gardens and paddock, and enjoying a tucked away spot, off Newick Lane, along with over 350 sq.m of other barns/stables. NO CHAIN

Offers in Excess of: £500,000 FREEHOLD

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Barn at Old Mill,

Newick Lane, Mayfield, East Sussex. TN20 6RF

Offers in Excess of: £500,000 FREEHOLD

The Barn at Old Mill, Newick Lane forms a rare opportunity to purchase a substantial Oak framed Barn, of approximately 230 sq.m, with planning permission to convert into a residential house. It is a fabulous former Threshing barn, and sits within a site that also provides other pole barns, stables and outbuildings, currently totalling around 600sq.m.

Some of these additional barns and outbuildings are due to be replaced and/or converted under the current planning permissions, to form a detached garage block and annex accommodation, but it is considered that there may possibly be some scope in the future to also convert them into further dwellings using the second access, subject to the necessary planning consents.

The planning permission would be to form a four bedroom barn, an en-suite to the main bedroom and a first floor family bathroom, a vaulted dining hall, sitting room, kitchen, utility room, cloakroom, plus a hallway, office and downstairs shower room, with this area potentially forming a fifth bedroom suite. The planning permission can be found on Wealden's website under ref: WD/2024/1689/F.

The Barn sits within a plot of approximately 2.3 acres, to include a paddock beyond the main barn. It is noted that mains water is available at the site.

Old Mill is located along Newick Lane, and The Barn is located behind Old Mill, approximately 2 miles from the village of Mayfield, with easy access to footpaths leading back to Mayfield, as well as Heathfield and open countryside beyond. The UK National Cycle Route 21 runs up Newick Lane.

Facilities in the village include 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 for Girls 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 and fishing on Bewl Water and at the coast.

Material Information:

Council Tax Band to be confirmed when the building work is completed.

Mains water is available and other utilities will need to be connected.

The property is believed to be of stone, brick and timber construction with weatherboarded elevations and a tiled roof.

We are not aware of any safety issues or cladding issues, nor of any asbestos at the property.

The property is located within the AONB.

The property has never flooded during our client's residence, but according to the Government Flood Risk website, there is a high risk of flooding.

Broadband coverage: we are informed that full fibre broadband is available at the cabinet.

There is minimal mobile coverage.

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

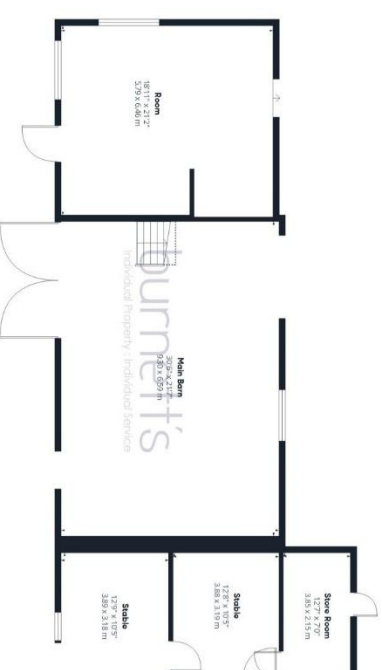
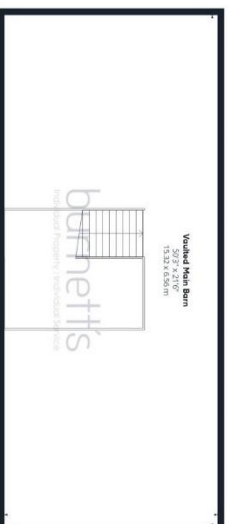
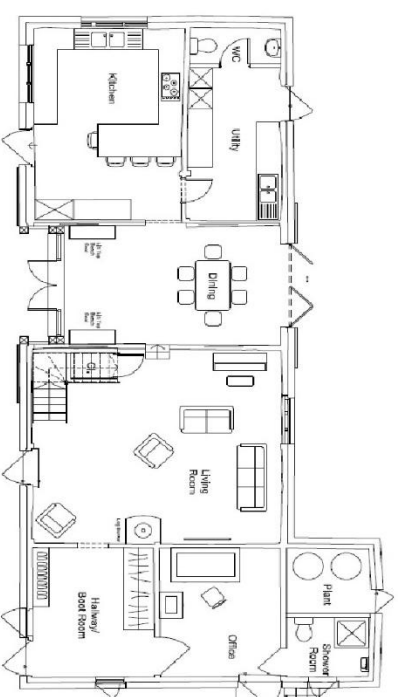
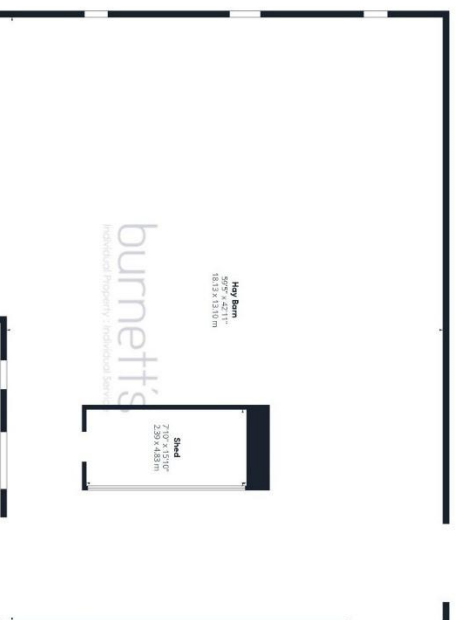
We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property does not have step free access.

The property will be sold with an uplift clause in favour of the current owner, should planning for any additional dwellings be obtained.



Land plan to be confirmed.



GIRAFFE360

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