

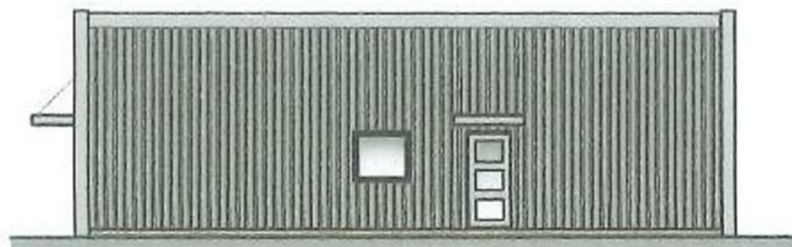


EQUUS

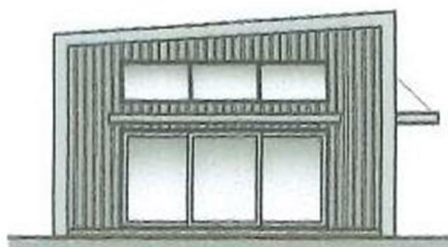
Country & Equestrian



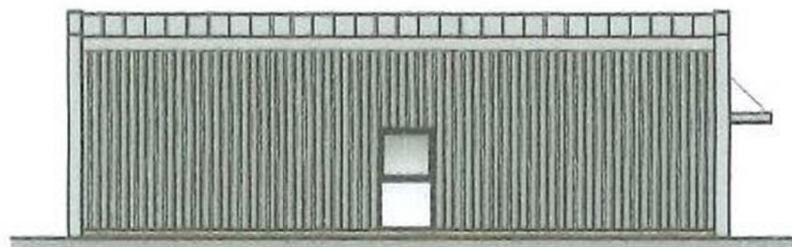
Front (North) Elevation



Side (East) Elevation



Rear (South) Elevation



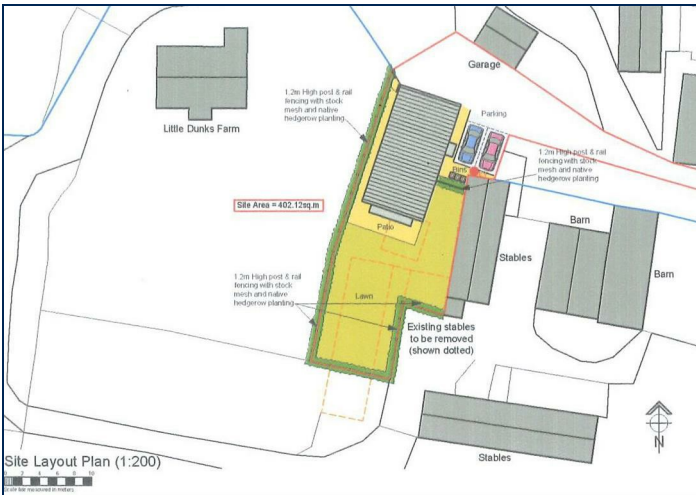
Side (West) Elevation

Total G.I.A = 91.30sq.m



Materials:

- Walls - Local stock facing brick plinth, and vertical dark grey profiled metal cladding
- Roof - VMZINC "Quartz-Zinc" standing seam roofing
- Windows & External Doors - Powder coated Aluminium double glazed "Graphite Grey"
- Fascias & Barges - Powder coated Steel "Graphite Grey"



Little Dunks Farm Livery Cuckoo Lane, TN12 7HE

S O L D - Equestrian Property, commercial Livery Yard. Planning Permission granted to convert an outbuilding into a single storey dwelling (approx 982sqft /91.3sqm) with adjacent 14.1 acres (*TBV) of pastureland, some woodland and extensive stabling plus further barns, 20m x 40m outdoor Riding Arena and Lunging round Pen. The site has planning permission to run as a Commercial Livery Yard which the current vendor has been operating as a working Livery Yard with stabling for approximately 15 horses for many years. The existing BUSINESS is not being sold, just the permissions and existing stables/barns/riding arena lunging pen and pastureland.

The property is located in a desirable countryside location set within a rural farm complex with other residential properties. For those requiring good commuting links there is easy access to the A21 which connects to the M25 motorway network and to the coastal towns of Hastings and Bexhill.

The nearest mainline rail station is at Paddock Wood although Tonbridge is also very close, which offers fast and frequent services to London Charing Cross (50 minute journey time). No Chain.

THE PROPERTY

DEVELOPMENT TYPE: Change of use.

APPLICATION REFERENCE: 24/00618/FULL.

PROPOSAL: Conversion of outbuilding into 3 bedroom dwelling house with associated works.

EQUESTRIAN FACILITIES

STABLE BLOCK 1 - x3 loose boxes (12ft x 12ft) / x1 corner loose box (12ft x 16ft) / adjoining WC and washing machine / further x1 stable behind.

STABLE BLOCK 2 - as part of the PP this stable block has to be removed. The exiting owner will remove this block before completion of sale.

STABLE BLOCK 3 - x5 loose boxes (12ft x 12ft) / STORE ROOM - 10ft x 8ft /

BARN 1 - 20ft x 30ft / block built / Livery day Room with kitchenette & sitting area / TACK ROOM / FEED STORE / STORAGE AREA / x1 loose box (14ft x 14ft).

BARN 2 - HAY STORE - approx 45ft x 20ft / part steel and timber frame with timber slatted exterior / x3 internal stables (12ft x 10ft) / x1 stable (10ft x 8ft).

ROUND PEN - 16m diameter - sand and Flexiride surface

OUTDOOR ARENA - 20m x 40m - sand and Flexiride, post and railed.

AGENTS NOTE - for guidance the existing Full Livery cost per horse is £580 PCM.

LAND & GROUNDS

The whole area is 14.1 acres (*TBV). The ground is mostly level with a very gentle slope in parts. The boundaries are secure whilst the paddocks are divided by electric fencing.

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

LOCALITY & AREA AWARENESS

Set in an attractive area of the High Weald the property is accessed off a B road onto a long shared driveway and is set within a rural farm complex with other residential properties. For hacking out there are a number of permitted farm rides in the locality. Nearby is the picturesque village of Brenchley with a butcher, post office, doctors' surgery and dispensary, along with a fine church, primary school, The Little Bull Café & Bar and a village club. Royal Tunbridge Wells the only Spa town in the Southeast of England (approx.. 6.5 miles) offers elegant architecture and extensive cultural, entertainment and shopping attractions, including theatres, cafés, restaurants, national retailers and characterful independent shops on the High Street and historic Pantiles, known for its charming Georgian colonnade and summer Jazz festivals, and regular craft and food markets. Paddock Wood (approx. 6.5 miles) offers a good range of shops and amenities including a Waitrose supermarket and mainline station with fast services to Cannon Street and Charing Cross as well as London Bridge and Waterloo East) and Cannon Street. For road commuting there is convenient access to the A21 linking to the M25 which connects to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel/Ports and also to the South Coast towns of Hastings and Bexhill. State and private schools: Primary schools in Brenchley and Horsmonden, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, Mascalls Academy in Paddock Wood, Tonbridge and Sevenoaks public schools,



Kent College, Pembury, Bethany School, Goudhurst. Preparatory and schools at Somerhill and Hilden Grange (Tonbridge), Marlborough House and St Ronan's (Hawkhurst) and Dulwich Prep (Cranbrook). The nearest local equestrian venue is Duckhurst Show Centre at Staplehurst (approx 8 miles) and Bedgebury Forest around 7 miles horse box distance offers miles of tracks and bridleways to enjoy.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org | <https://checker.ofcom.org.uk/en-gb/mobile-coverage> | <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

MATERIAL INFORMATION

REFER TO THE PLANNING DECISION NOTICE FOR CONDITIONS.

TENURE: Freehold.

ACCESS: Shared.

PROPERTY TYPE: Detached.

PROPERTY CONSTRUCTION: REFER TO THE PLANNING DECISION NOTICE FOR CONDITIONS.

NUMBER & TYPE OF ROOM/S: see attached floor plans.

PARKING: x2 Off road. REFER TO THE PLANNING DECISION NOTICE FOR CONDITIONS.

FLOOD RISK: Zone 1.

TITLE NUMBER/S: Submitted to Land Registry / awaiting number.

LOCAL AUTHORITY: Tunbridge Wells.

TAX BAND: TBC.

EPC RATING: To be done on completion of sale. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: TBC. This will be down to the new owners choice.

SEWAGE: Existing private on site clear water system will be transferred to the new owner. Little Dunks Farm will install a new system on their grounds.

WATER SUPPLY: Needs to be installed over adjacent landowners ground from the meters near the A21.

ELECTRICITY SUPPLY: Mains.

BROADBAND: see useful website links.

MOBILE COVERAGE: see useful website links.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West

T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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DIRECTIONS

From the A21 southbound from London proceed past the exits to Tonbridge then count 3 roundabouts with the last two being quite close together and the third having a BP petrol station co located with a Marks and Spencer mini store.

From that last roundabout travel for approximately 1 mile on the A21 and turn left into Cuckoo Lane. Continue for approximately 350m and turn left into Little Dunks Farm. This is the private entrance to the farm complex. Continue past the bungalow on the right and continue up looking for the livery yard on the left. Park sensibly on the left keeping off the drive.

Guide price £650,000



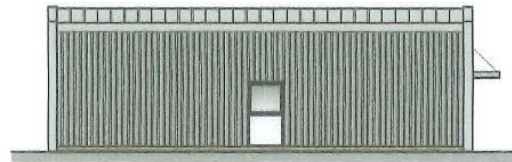
Front (North) Elevation



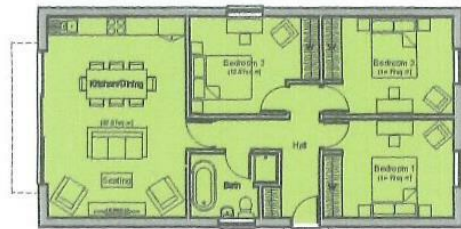
Side (East) Elevation



Rear (South) Elevation



Side (West) Elevation



Ground Floor Plan

Total G.I.A = 91.30sq.m

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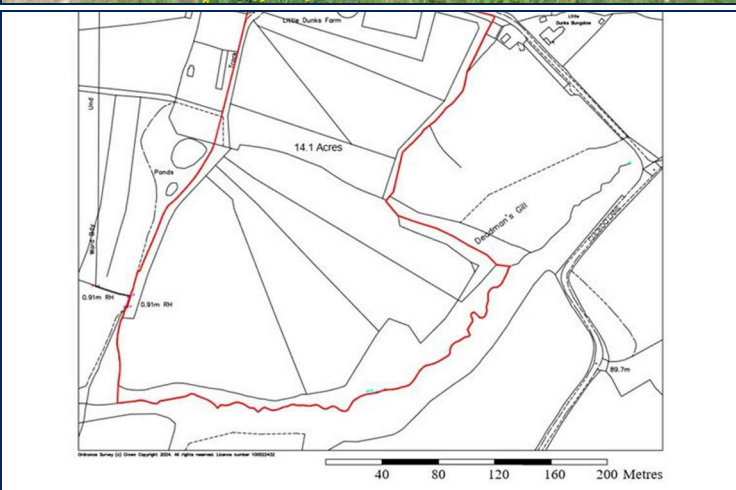
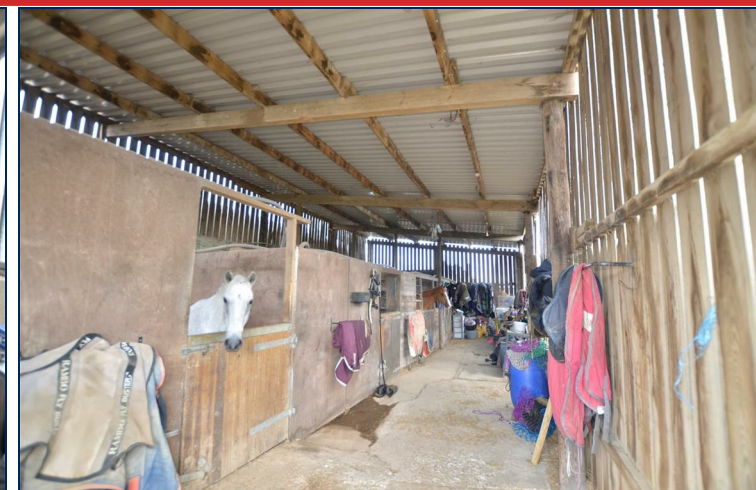
Ordnance Survey

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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