



EQUUS

Country & Equestrian



LOWER CHURCH FARM



LOWER CHURCH FARM, Speldhurst Hill, Tunbridge Wells, Kent TN3 0NJ

Equestrian / Country / Set in 15 acres (*TBV) with development permission - and 3 properties - Principal 5 bedroom dwelling / 1 bedroom separate dwelling with potential to expand / plus PLANNING PERMISSION granted to convert a detached barn into a further 4 bedroom detached dwelling. This versatile farm is situated in a desirable rural location with far reaching views and extensive pastureland as well as permissions to run a commercial Equestrian Livery Yard and/or Agricultural business from the location.

The principal residence has stunning views over the valley (a designated area of outstanding natural beauty) and comprises of a detached 5 bedroom farmhouse which is subject to an *Equestrian Tie and Agricultural Occupancy Condition, a separate 1 bedroom apartment (scope to extend)

The 1 bedroom apartment and the new 4 bedroom detached dwelling could be sold as separate properties, neither is subject to an AOC or equestrian restriction.

The farm is situated at the end of a long shared private lane on the edge of the sought after village of Speldhurst and the balance of farm buildings and equestrian facilities at the location comprise: An adaptable Portal Framed Barn suitable for including 6 internal loose boxes, large additional stable block of 8 loose boxes, tack room, tea room, WC, 2 portable stables, good parking for many vehicles/horseboxes, 20m x 40m sand/rubber Riding Arena (in need of some refurbishment) and extensive paddocks.

For those keen on running a livery yard, the area in which the farm is situated is recognised as being a popular equestrian location having good hacking out on bridleways and convenient access to South East show Centres. NO CHAIN.

SITUATION & AREA AWARENESS

The Farm enjoys an enviable rural location set at the end of a long shared private lane on the outskirts of the popular village of Speldhurst which boasts a thriving community spirit and the convenience of a local shop and post office, doctor's surgery, the renowned 13th Century gastro pub 'The George & Dragon', a church and an 'Outstanding' primary school. Speldhurst. Set within the High Weald Area of Outstanding Natural Beauty the location is popular for its local walks, bridleways and cycling routes taking in breath taking views across the surrounding countryside. Tonbridge Town is less than five miles to the north and has a good range of supermarkets, independent food shops, restaurants, cafes and leisure amenities, as well as exceptional rail links to London (London Bridge from 32 minutes) as well as rail connections to Gatwick Terminals. The nearby spa town of Tunbridge Wells (around 3.5 miles) offers an upmarket range of shopping facilities with many major national stores in Royal Victoria Place, as well as the Old High Street and The Pantiles. Schools in both areas are some of the best in Kent, with an excellent range of comprehensive, grammar and private schools, including the Schools at Somerhill, Holmewood House, Rosehill, Tonbridge, Sevenoaks, Mayfield and Benenden. For road links to London (43.9 miles) the A21 at Tonbridge connects to the M25 junction 5 offering convenient links to Gatwick Airport as well as access to Heathrow Airport (57.1 miles).

THE PRINCIPAL 5 BEDROOM FARMHOUSE

The main farmhouse is subject to an Equestrian Tie/Agricultural Occupancy Condition - AOC. The construction of the house is of brick construction with timber weatherboarding under a pitched tiled

roof. The ground floor accommodation comprises: Entrance porch into hallway with stairs leading to first floor, off the hallway there is a utility room with cloakroom and sink, a sitting room with doors opening to the garden and a conservatory. From the hall is the kitchen opening through to a dining room and onwards to a family bathroom plus two ground floor bedrooms. On the first floor a landing area leads to a master bedroom with en-suite bathroom plus two further good size bedrooms.

THE ONE BEDROOM APARTMENT

To the south west of the farmhouse, there is a single storey 1 bedroom apartment (which does not have an equestrian tie or an AOC) The building is of block framed construction and forms part of the portal framed farm building.

The accommodation comprises an open plan KITCHEN, SITTING ROOM room with a door leading to the BEDROOM which has an en-suite off. Outside there is an independent garden area. (N.B. There is potential to extend the apartment to add further bedrooms - subject to permissions).

AGENTS NOTE/S

*Equestrian Tie and Agricultural Occupancy Condition.

1) The occupation of the dwelling shall be limited to (a) a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or (b) a person solely or mainly employed in agriculture, or in forestry and in the operation of a commercial horse livery enterprise undertaken at Lower Church Farm, Speldhurst, or a widow/widower of such person or a dependant of such a person residing with him or her.

Reason: The site is outside any area in which a development would normally be permitted if it were not required for occupation by a person employed locally in agriculture or forestry.

Please ensure you understand this Condition and that you can comply. You should consult an independent Solicitor and or Planning Consultant for clarification and if you require a Mortgage you should seek a specialist lender.

An initial assessment on the site was carried out by AFA Planning Consultants and is available on request.

RIGHTS OF WAY

There is a vehicle right of Access through the farmyard for the waterboard for maintenance purposes of the Water Treatment works set at the very end of the drive to the northern boundary. The hard standing nor the water works can be seen or heard as the facility is at the bottom of the valley. A public footpath (WT67) passes over a section of the northern drive that adjoins the farmland at distance from the main house and buildings.

THE BARN- PERMISSION TO CONVERT TO 4 BEDROOM DWELL

Located directly behind the stable block is a barn with planning permission for conversion into a four bedroom dwelling (which does not have an equestrian tie or an AOC).

Permission was granted by Tunbridge Wells Borough Council on 20th July 2020 incorporated within reference 20/01115/FULL.

The proposed accommodation comprises Entrance Hall with Cloakroom Room and Utility, off through to open plan Kitchen/Dining Room and Living Room, with storage cupboards. A further inner hall leads to a



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Study and 3 double Bedrooms, 2 with En Suite facilities, and a family Shower. Stairs lead to a part first floor conversion under eaves, where there is a Sitting Room and Bedroom with En Suite facilities. The convertible floor area of the building on one and a half floors is approximately 1900 sq ft subject to confirmation. The planning permission allows for landscaping of the plot with a private view to the north.

PLANNING

The property is sold with the benefit of the following planning approvals granted by Tunbridge Wells Borough Council:
TW/90/0716 Outline Permission for an Agricultural Dwelling subject to standard agricultural occupancy restriction.
03/00200/FUL | Variation of Condition 10 – to include equestrian activities (TW/90/00716 refers).
10/01201/FUL | Variation of Condition 1 of TW/03/00200 – to allow either agricultural or livery activities.
20/01115/FULL | Removal of existing outbuilding; Conversion of agricultural barn C to residential use; Conversion of part existing barn A to residential use; proposed alteration to existing stable building B. Copies of the planning history and relevant approvals can be sent on request.

EQUESTRIAN FACILITIES/OUTBUILDINGS

PORTAL FRAMED BARN - suitable for including 6 internal loose boxes & facilities large additional stable block of 8 LOOSE BOXES, TACK ROOM, TEA ROOM, WC, 2 FURTHER PORTABLE STABLES RIDING ARENA - Located in the most northerly field is a 40m x 20m riding arena pots and railed with sand and rubber surface (requires some maintenance).

LAND & GROUNDS

The land is mainly laid to pasture and divided into a number of grazing paddocks which are accessed off the main farm drive which adjoins the farm on its northern boundary. The whole site is just under 15 acres (*TBV).

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.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold
PROPERTY TYPE: Detached house.
PROPERTY CONSTRUCTION: Brick and waterboarded on some elevations.
NUMBER & TYPE OF ROOMS: 5 bedrooms 2 of which are downstairs / 3 receptions / 2 bathrooms / see attached floor plans.
PARKING: Off road, initial shared drive then private drive and multiple car spaces.
LOCAL AUTHORITY: Tunbridge Wells.
TAX BAND: Lower Church Farmhouse is included in Council Tax Band E. Council tax banding for the

flat has not yet been determined.

EPC RATING: D 62/78 Certificate number 4519-6282-6002-0527-6106. Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: LPG / SEWAGE: Mains / WATER SUPPLY: Mains / ELECTRICITY SUPPLY: Mains.
BROADBAND: Superfast broadband available Up to 76* Mbps download speed / see useful website links.
MOBILE COVERAGE: Indoor - EE likely / Outdoor - all major network providers likely/ see useful website links.

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>

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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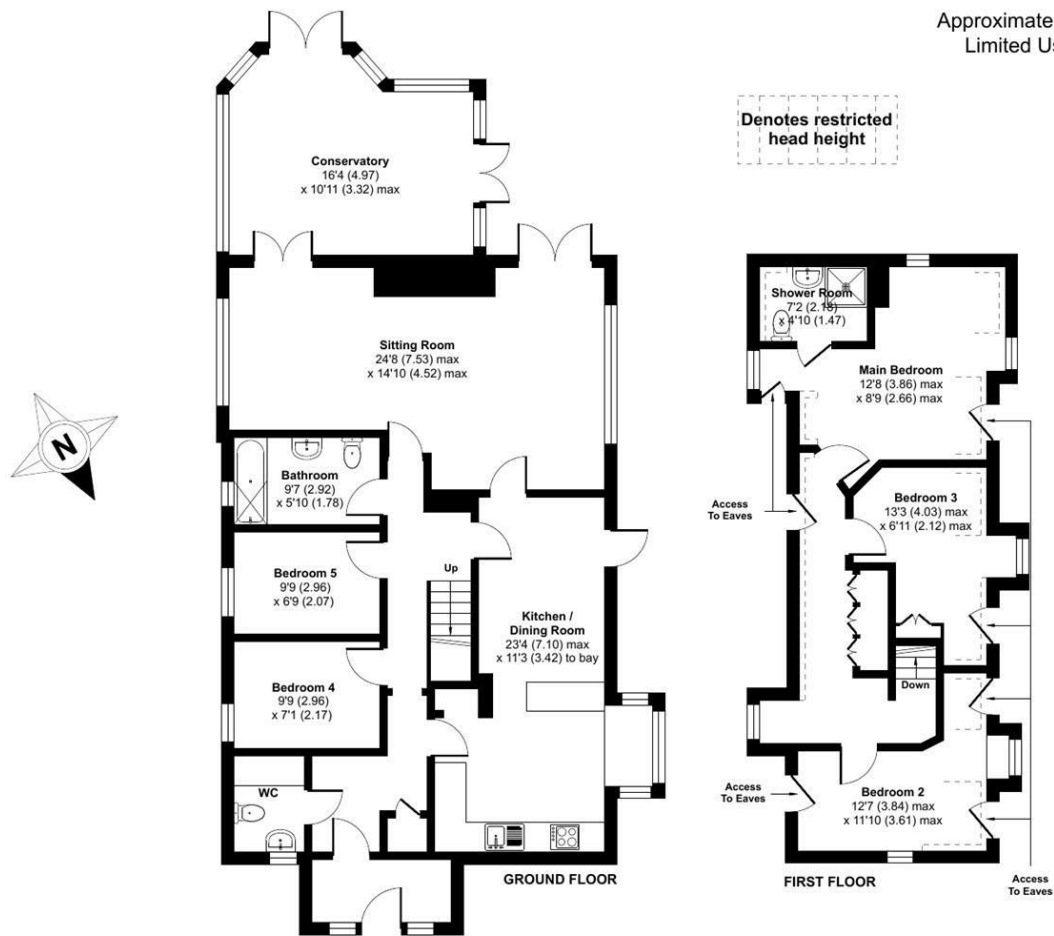
DIRECTIONS

From the centre of Tunbridge Wells, head out on the A264 towards Langton Green and Groombridge. Passing through Langton Green, take a right turn by The Hare Public House towards Speldhurst. Continue into the village passing the village school on the left and then turn right. After The George & Dragon Public House, turn immediately left into Barden Road and then immediately right into the shared driveway which leads down to the farm.

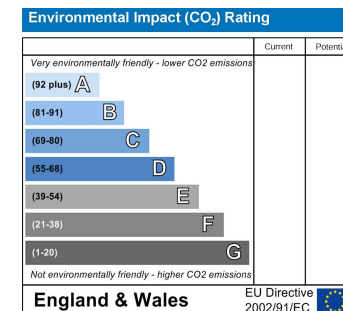
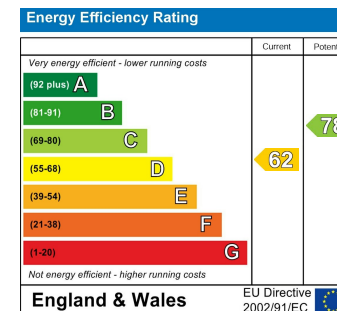
WHAT3WORDS: Using the What3Words app for the purposes of viewing, the farmhouse is located at [///dressing.haircuts.broadcast](https://www.what3words.com/)

Price £1,595,000



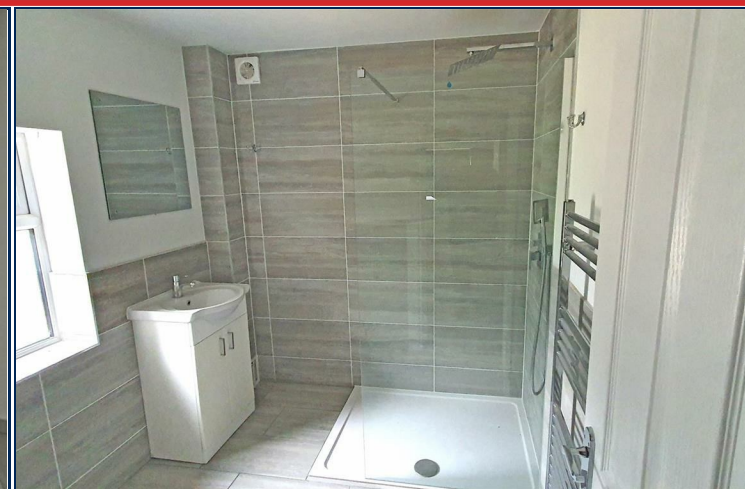


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Equus Property, REF: 1217256



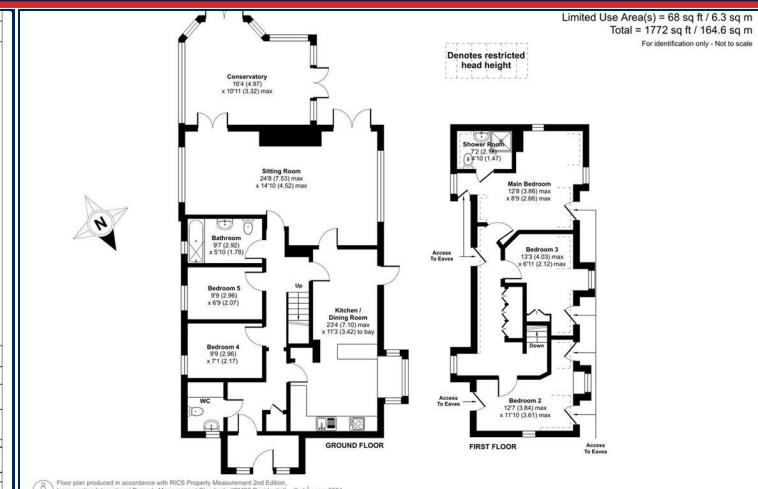
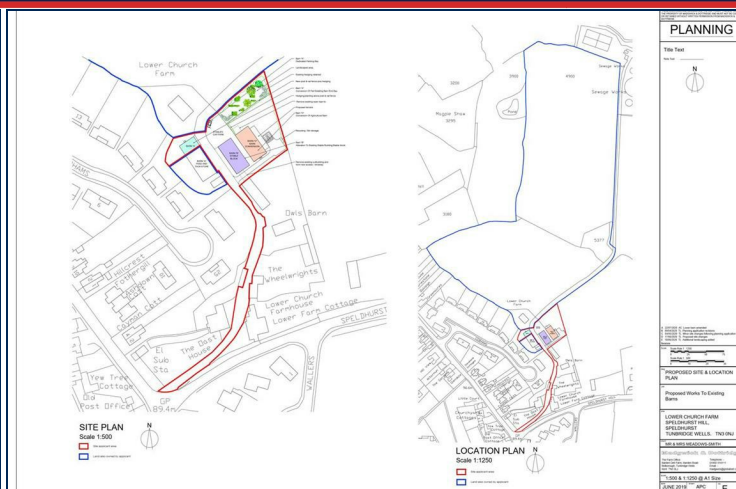
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