

BLOCK PLAN



OLD VINEYARD, VINEYARD LANE,
TICEHURST, WADHURST, EAST SUSSEX, TN5 7LR



**Lambert
& Foster**



WADHURST STATION 4.5 MILES | STONEGATE STATION 2.9 MILES | ACCESS TO A21 FLIMWELL 2.3 MILES

OLD VINEYARD, VINEYARD LANE, TICEHURST, WADHURST, EAST SUSSEX, TN5 7LR

A rare and unique development opportunity comprising a detached Colt style bungalow set in 0.69 of an acre (0.28 ha). Planning permission has been granted for two identical 1930 sq ft (179 sq m) three bedroom, three bathroom detached homes, available as a whole or in two lots and situated in a favourable position on the edge of Ticehurst high street.

AVAILABLE AS A WHOLE OR IN 2 LOTS



SITUATION

Old Vineyard is situated on Vineyard Lane, Enjoying the quaint charm of rural countryside surrounded by ancient woodland and open fields, all within a few minutes' walk to Ticehurst high street. Commuting is easy, with access to the A21 just 8-minutes away by car. The A229 is also close by, connecting you to Tunbridge Wells, Maidstone, Hastings and Rye.

For those reliant on public transport, Stonegate and Wadhurst train stations are conveniently located approximately 2.9 and 4.5 miles away, respectively. Hourly train services from these stations offer convenient routes to Hastings, London Bridge, and Charing Cross.

DIRECTIONS

From Tunbridge Wells head south on the A21, passing the village of Lamberhurst. At the Flimwell traffic lights at the junction with the A268/B2087, turn right towards the village of Ticehurst. Upon entering the village, turn right on the B2099 and proceed out of the built up area. Look out for Vineyard Lane on your right-hand side just before the Priory Clinic. Turn into Vineyard Lane and Old Vineyard can be found shortly on the left-hand side.



DESCRIPTION

Old Vineyard House Plot and Garage Plot has consented planning by Rother District Council, Planning Ref: RR/2021/1228/P for the demolition of existing buildings, and erection of two new detached dwellings.

Please note – there is another live application with RDC, which is exactly the same but has divided the site up into two separate planning plots.

The House Plot & The Garage Plot:

- Open plan kitchen/dining room
- Utility room
- Separate sitting room
- 3 double bedrooms, 3 bathrooms
- Driveway and garage
- Traditional red brick and barn style black timber cladding
- 1930 sq ft (179 sq m)



GARDENS & GROUNDS

The existing gardens and grounds extend to approximately 0.69 of an acre and access to the site is via a shared access from Vineyard Lane. Old Vineyard is private and is largely screened by mature hedgerows and trees and this privacy is retained and enhanced in planning to give a secluded and intimate feeling to the development.



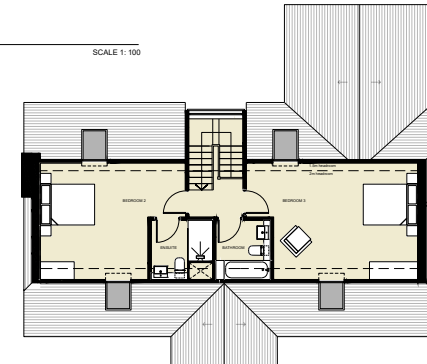
PROPOSED SITE PLAN - HOUSE PLOT



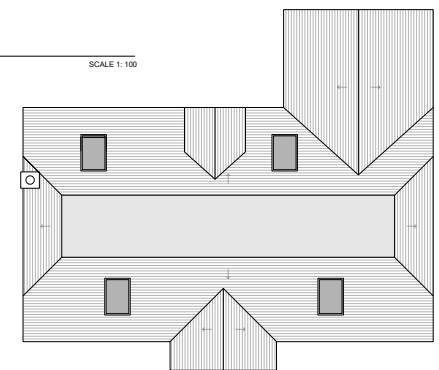
PROPOSED FLOORPLANS



1 PLAN
Proposed Ground Floor Plan SCALE 1:100



2 PLAN
Proposed First Floor Plan SCALE 1:100



3 PLAN
Proposed Roof Plan SCALE 1:100

PROPOSED ELEVATIONS



1 ELEVATION
Proposed Front Elevation

SCALE 1: 100



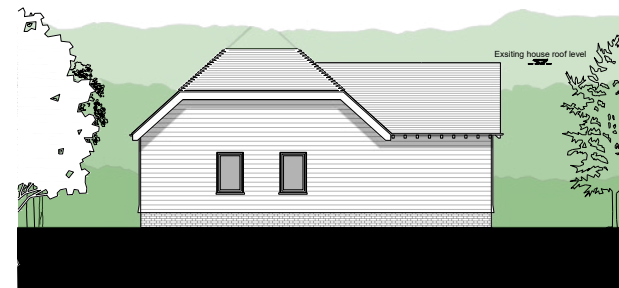
2 ELEVATION
Proposed Side Elevation

SCALE 1: 100



3 ELEVATION
Proposed Rear Elevation

SCALE 1: 100



4 ELEVATION
Proposed Rear Elevation

SCALE 1: 100

PROPOSED SITE PLAN - GARAGE PLOT



FLOOR PLANS



GROUND FLOOR

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Approximate Area = 1484 sq ft / 137.8 sq m

For identification only - Not to scale



SITE LOCATION PLAN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Lambert and Foster Ltd. REF: 1058909

**PLANNING**

Extracts of the approved planning drawings are published by permission of OPEN Architecture.

LOCAL AUTHORITY:

Rother District Council. www.rother.gov.uk. Copies of the approved plans can be supplied on request or downloaded from the Rother District website.

TENURE:

The property is for sale freehold, with vacant possession on completion.

EPC: F (27)**VIEWINGS:**

Strictly by appointment with the agent's Wadhurst office on 01435 873 999.

PARTICULARS, PLANS AND 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 of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. 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.



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