



# 125

— YEARS OF —

**Lambert  
& Foster**



**OWLS CASTLE FARM**  
HOGHOLE LANE, LAMBERHURST, KENT, TN3 8BN



**Lambert  
& Foster**

GATWICK AIRPORT 44 MILES | TUNBRIDGE WELLS STATION 7.2 MILES | WADHURST STATION 4.6 MILES

## **OWLS CASTLE FARM, HOGHOLE LANE, LAMBERHURST, KENT, TN3 8BN**

An opportunity to purchase a collection of farm buildings with full planning permission to convert into one semi-detached single storey three-bedroom house and one semi-detached single storey four-bedroom house in a rural position in Lamberhurst, Kent.

**ASKING PRICE £750,000 FREEHOLD**



### **DESCRIPTION**

Lambert & Foster are delighted to bring to market the opportunity to purchase a collection of farm buildings, formerly calf pens, with full planning permission, reference 23/00832/FULL, to convert into two residential units comprising of one semi-detached four-bedroom single storey home of approximately 174m<sup>2</sup> and one semi-detached three-bedroom single storey home of approximately 147m<sup>2</sup>. There is also a mobile home on the site with a Lawful Use Certificate reference 20/03655/LDCEX for use as a single dwelling house.

The site has direct access form the road and is in rural position on the outskirts of Lamberhurst, Kent.

Owls Castle Farm (Lot 3) is available alongside three further lots including land of approximately 28.49 acres (TBV) (Lot 1), four fishing lakes (Lot 2) comprising of approximately 5.41 acres (TBV) and a converted barn split into two residential units (Lot 4) – all available by separate negotiation.

## PROPOSED FLOORPLAN

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



**VIEWING:** By appointment only.  
**Sussex Office:** 01435 873999.

**WHAT3WORDS:**  
///PARADISE.GRAZES.OUTGROWN

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Private **Heating:** NA

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**FLOOD & EROSION RISK:**

Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

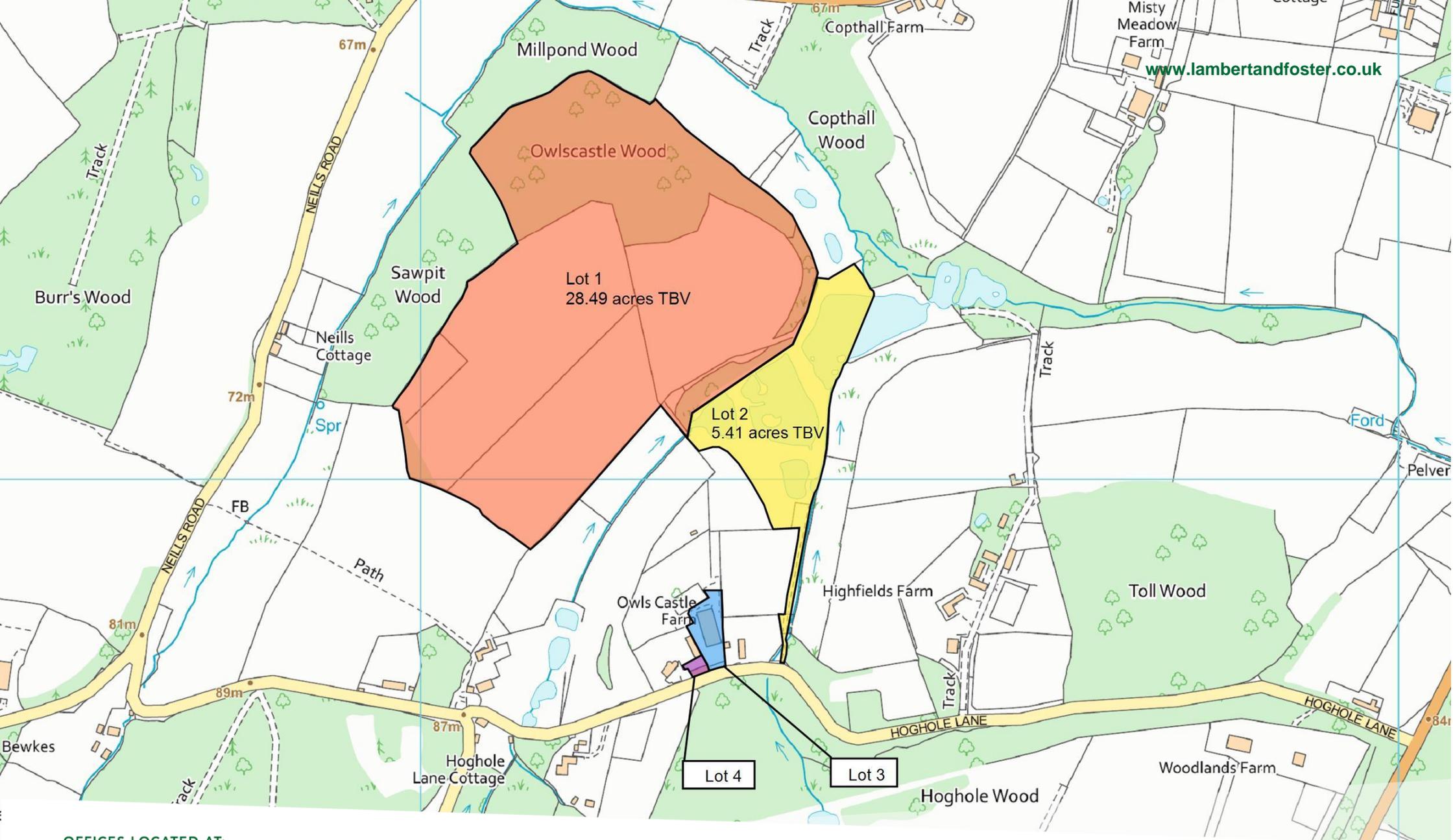
**PHYSICAL CHARACTERISTICS:** Mixed materials including predominantly timber elevations.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** 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.



**OFFICES LOCATED AT:**

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 Helix House, High Street  
 Wadhurst, East Sussex TN5 6AA

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 Hillhurst Farm, Stone St,  
 Westenhanger, Hythe CT21 4HU

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