



**LAND AND BUILDINGS AT MILL LANE**  
WATERINGBURY, MAIDSTONE, KENT ME18 5PE



**Lambert  
& Foster**

MAIDSTONE 6.5 MILES | PADDOCK WOOD 6.5 MILES | TONBRIDGE 9 MILES

## LAND AND BUILDINGS AT MILL LANE, WATERINGBURY, MAIDSTONE, KENT ME18 5PE

Modern farm building with approved change of use to convert to a 4 bedroom family home in an elevated position with far reaching views over adjoining countryside. Land totalling 20.91 acres (8.46 hectares) including a range of pretty ponds.

For Sale as a Whole or in 3 Lots

GUIDE PRICE £750,000 AS A WHOLE FREEHOLD



### SITUATION

The land and buildings at Mill Farm are in an elevated position in between the villages of Wateringbury and Nettlestead, some 6.5 miles west of the county town of Maidstone in Kent. Maidstone has a full range of social, educational and recreational amenities. Tonbridge with similar offerings is 9 miles to the west. Fast main line rail connections to central London in about an hour, are available from nearby Paddock Wood 6.5 miles, and West Malling 4.8 miles.



### DIRECTIONS

The postcode to the property is ME18 5PE.

### WHAT3WORDS

Using the What3Words App, Lots 1 and 2 are located at [//globe.rekindle.perfectly](https://www.what3words.com/?q=//globe.rekindle.perfectly)

Access to Lot 3 is located at [//candles.stays.paler](https://www.what3words.com/?q=//candles.stays.paler)

## DESCRIPTION

### **LOT 1 – Mill Farm Barn and Land extending to 0.73 acres (0.29 hectares)**

**Guide Price £400,000**

Mill Farm Barn is located on the western side of the shared entrance driveway leading from Mill Lane. The building currently comprises a five bay concrete portal frame building enclosed on three sides, benefitting from a change of use granted on Appeal by the Planning Inspectorate for a "Change of Use of the agricultural building to a single residential dwelling (use Class C3) and the land to a residential curtilage, together with building operations reasonably necessary to convert the building". Consent was granted on Appeal on 21<sup>st</sup> January 2026, Ref APP/8H2265/W/25/3371765.

The proposed conversion is to a detached one and a half storey dwelling comprising on the Ground Floor, Entrance Hall leading off to Study/Home Office, Cloakroom and Kitchen through to Lounge connecting to open plan Dining Room/Living Room with vaulted ceiling. Stairs lead to a partial First Floor where there are 4 Bedrooms, two with En Suite facilities and a Family Bathroom. The approximate developable floor area of the proposed accommodation scaled from approved plans is 242m<sup>2</sup>/ 2,604 sq ft.

The sale included the block welfare building to south located adjacent to the lane. There is a modest garden area matching the footprint of the building and further agricultural land, included within the sale, the whole site area of Lot 1 is 0.73 acres (0.29 hectares).

NOTE: The purchaser of Lot 1 will be required to erect and thereafter maintain sound stockproof fencing of a minimum specification of treated posts at no more than 2 metre intervals with stop netting with plain or barbed wire between the points A,B, and C installing a gate at point C for access to the telephone mast, shown on the sale plan, within one month of completion.

NOTE: The Telecom Mast located on the south side of the land has a right of way from Mill Lane, along the land's southern boundaries the approximate route shown hatched on the sale plan.

### **LOT 2 – Mill Farmland extending in all to some 15.53 acres/6.28 hectares of pasture land with established wind breaks**

**Guide Price £225,000**

A ring fenced block of pasture land in an elevated position with far reaching views. The land is accessed from Mill Lane on its eastern boundary and a new gateway will need to be created from the lane. The land which is gently undulating, is divided into three fields by mature wind breaks.





NOTE: The Telecom Mast located on the south side of the land has a right of way from Mill Lane, along the land's southern boundaries the approximate route shown hatched on the sale plan.

NOTE: The purchaser of Lot 2 will be required to erect and thereafter maintain sound stockproof fence of treated posts at no more than 2 metre intervals with stop netting topped with plain or barbed wire between F and G shown on the sale plan, within one month of completion.

**LOT 3 – Land and Ponds off Old Road extending to 4.65 acres/1.88 hectares**  
**Guide Price £125,000**

This land is accessed over the freehold entrance between No's 33 and 35 Old Road. The land is laid to pasture fields on a south easterly sloping site, and through the valley there is a pretty pair of lakes which form part of the overall land area occupying around 0.60 acres/0.24 hectares.

NOTE: The land will be sold subject to a Development Overage reserving 30% of any uplift in value, should residential development taking place on the land within 30 years of completion. Further details on request.

**SERVICES**

**LOT 1**

It is understood that mains water and electricity are adjacent to the site. The welfare block building located to the south of the main barn has water and electricity connected.

**LOTS 2 & 3**

No services are connected

**LOCAL AUTHORITY**

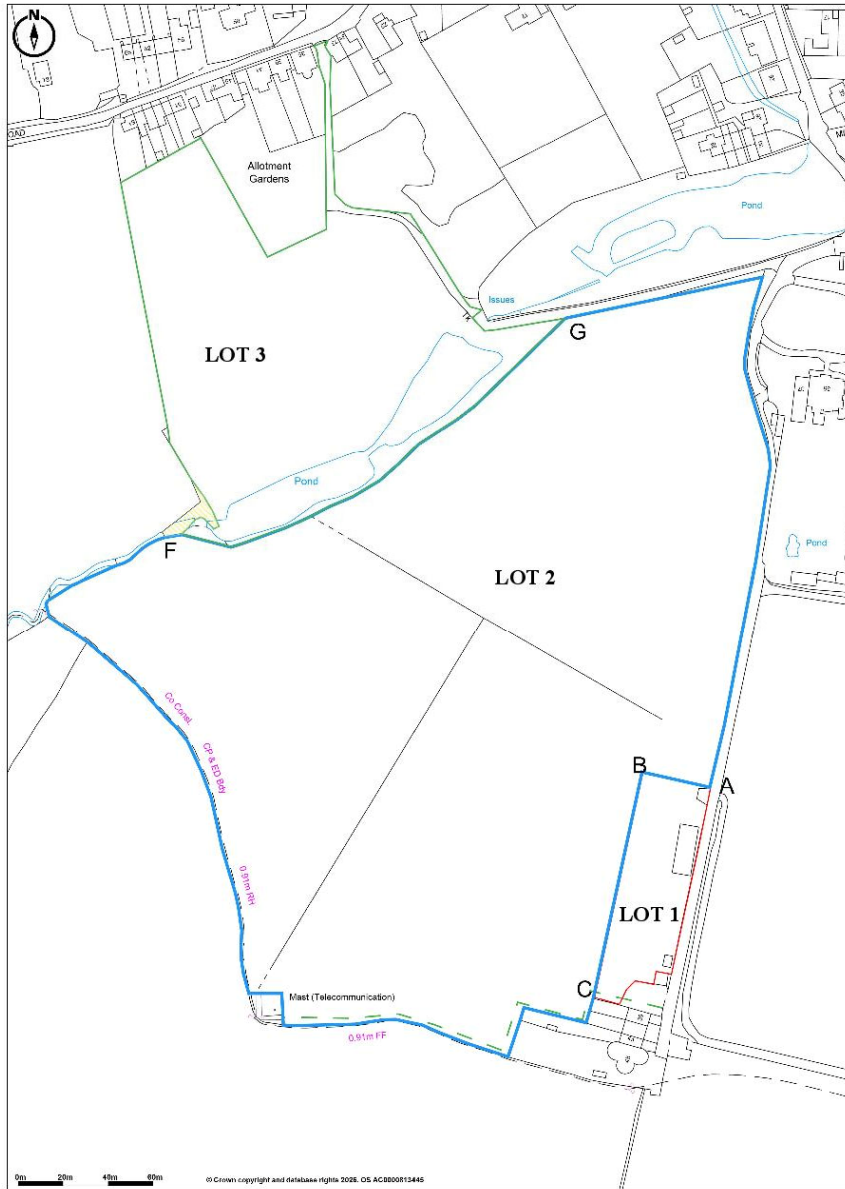
Tonbridge & Malling Council, Gibson Building, Gibson Dr, Kings Hill, West Malling ME19 4LZ. [www.tmbc.gov.uk](http://www.tmbc.gov.uk). Tel: 01732 844522.

**PLANNING**

**LOT 1**

Permission was granted for the change of use of the barn in Lot 1 to a single residential dwelling house on appeal by the Planning Inspectorate on 21<sup>st</sup> January 2026 Ref APP/H2265/W/25/3371765. The linked original application was Tonbridge & Malling Council Ref TM/25/00541/PA. Copies of the approved plans are available on request, or direct from the Tonbridge & Malling Planning Portal.





## FOOTPATHS

Footpath MR 508 passes along the far eastern boundary of Lot 3 and a Public Byway MR508 follows along Mill Lane adjacent to the eastern boundary of Lot 1.

**PLANNING:** Copies of the approved plans are reproduced by permission of the Rural Planning Practice.

**VIEWING:** Strictly by prior notification to the selling agents Lambert & Foster's Paddock Wood office, 01892 832325 Option 3. Ask for Will Jex or Alan Mummery.

**TENURE:** Freehold with Vacant Possession. The vendors reserve the hay crop in Lots 2 and 3 for the 2026 season.

**LOCAL AUTHORITY:** Tonbridge & Malling Borough Council

**FLOOD & EROSION RISK: Property flood history: None Rivers and the sea: None Surface Water: None Reservoirs: None Groundwater: None**

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

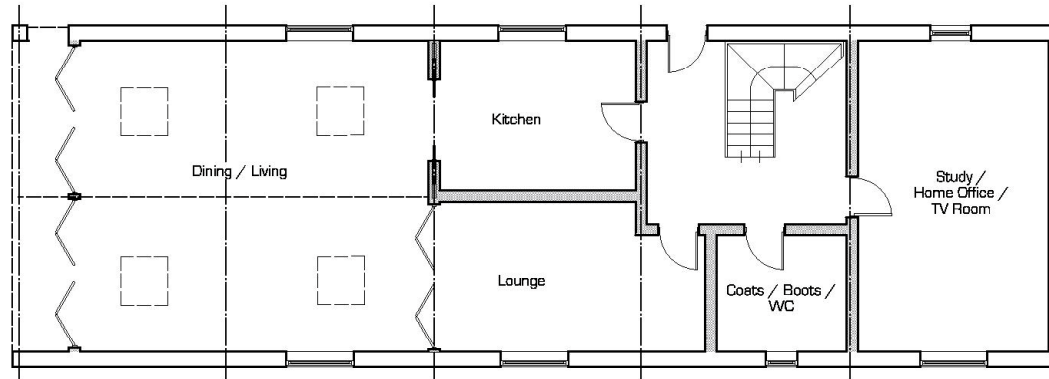
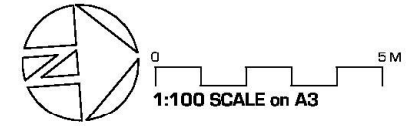
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information 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.

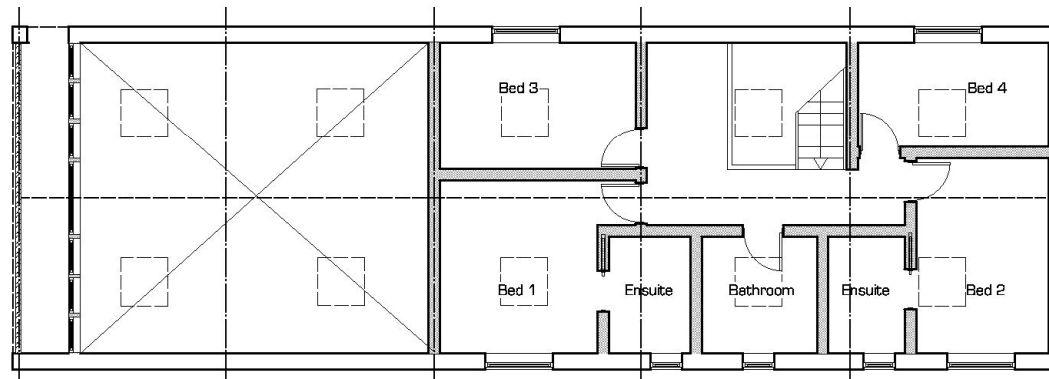
In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to 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.

Note: Planning issue only, not for or construction.  
 Do not scale except for planning purposes.  
 This drawing and design is protected under  
 copyright, and it shall not be reproduced in whole  
 or part without our prior consent. ©TheRPP2025



Ground Floor



First Floor



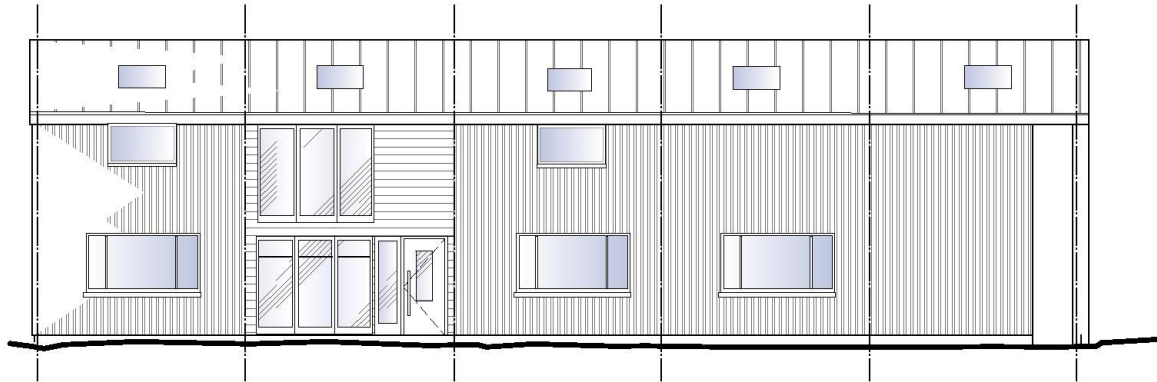
CIRENCESTER 01285 323200 | CRANBROOK 01580 201888  
[office@therpp.co.uk](mailto:office@therpp.co.uk) | [www.theruralplanningpractice.co.uk](http://www.theruralplanningpractice.co.uk)

ISSUE : PLANNING

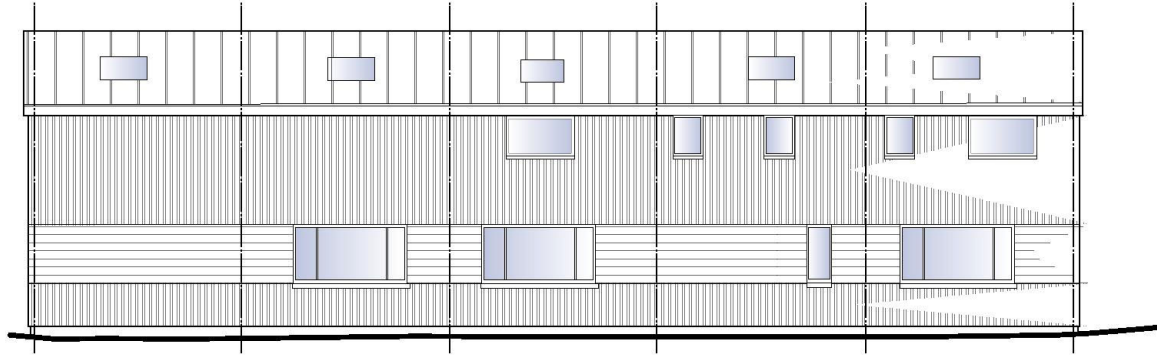
|               |  |                |
|---------------|--|----------------|
| Client        | Mr and Mrs S Lamb  |                |
| Site          | Mill Farm Barn, Mill Lane,<br>Wateringbury ME18 5PE                            |                |
| Drawing Title | Convert agricultural building to<br>residential use Class C3<br>Plans Proposed |                |
| Scale         | 1:100 on A3  | Drawing No.    |
| Date          | Mar 2025   | <b>5133 05</b> |
|               |  | Rev            |

Note - Planning issue only, not for or construction.  
Do not scale except for planning purposes.  
This drawing and design is protected under  
copyright, and it shall not be reproduced in whole  
or part without our prior consent. ©TheRPP2025

0 5M  
1:100 SCALE on A3

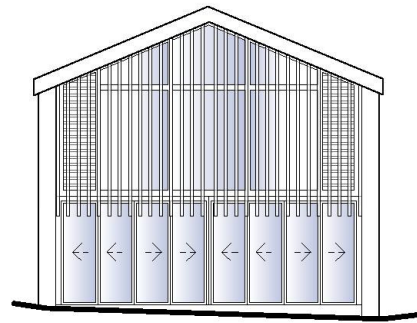


West Elevation

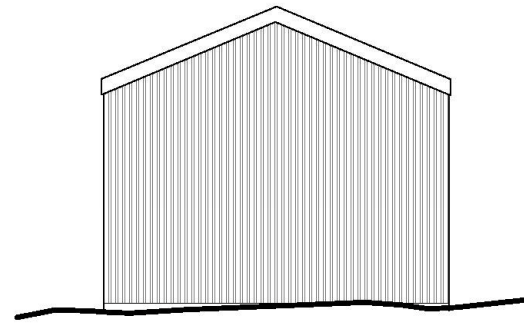


East Elevation

Clear span concrete portal framed barn converted to one dwelling.  
Roof - raised seam zinc with flush inline rooflights.  
Walls - timber cladding in a mix of vertical and horizontal  
arrangements. Timber brise soleil to south elevation.  
Doors and windows - powder coated aluminium double glazed units.



South Elevation



North Elevation

**THE RURAL PLANNING PRACTICE**

CIRENCESTER 01285 323200 | CRANBROOK 01580 201888  
office@therpp.co.uk | www.theruralplanningpractice.co.uk

|                         |               |   |
|-------------------------|---------------|---|
| <b>ISSUE : PLANNING</b> | Client        | Mr and Mrs S Lamb   |
|                         | Site          | Mill Farm Barn, Mill Lane,<br>Wateringbury ME18 5PE                                 |
|                         | Drawing Title | Convert agricultural building to<br>residential use Class C3<br>Elevations Proposed |
|                         | Scale         | 1:100 on A3   |
| Date                    | Mar 2025      | Drawing No.<br><b>5133 06</b>   |
|                         |               | Rev   |



**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



**Lambert  
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS