

PRICE GUIDE OFFERS INVITED FOR THE FREEHOLD £850,000
EXCITING DEVELOPMENT OPPORTUNITY AT
SCHOOL HOUSE FARM, BOARDEN LANE, HAWKENBURY, TN12 0EB



ARTIST IMPRESSIONS

Radfords Estate Agents are pleased to be able to offer this unique opportunity to acquire part of the redundant agricultural farm buildings at School House Farm, Boarden Lane, Hawkenbury, TN12 0EB. The former agricultural buildings have full planning permission for conversion to residential units.

Viewings strictly by appointment with the agents as above.

SCHOOL HOUSE FARM, BOARDEN LANE, HAWKENBURY, KENT, TN12 0EB

DIRECTIONS

From the centre of Staplehurst take the Headcorn Road and continue along towards Hawkenbury. On entering the hamlet of Hawkenbury, Boarden Lane will be found on the right. Proceed along Boarden Lane and bear left into School House Farm.

Situated between the villages of Staplehurst and Headcorn occupying a lovely rural setting.

The Wealden village of Staplehurst has a range of local amenities including post office, Sainsburys supermarket, primary school and mainline station providing commuter services to London Charing Cross, Waterloo, London Bridge and Cannon Street (approximately 55 minutes). The County town of Maidstone is approximately 9 miles away providing a wider range of both shopping and leisure facilities. The property falls within the Cranbrook School catchment area.

The Headcorn village centre has an excellent range of local shopping facilities, coffee shops, restaurants and primary school. There is a regular bus service linking the village to the neighbouring towns of Maidstone, Tenterden and Ashford - all with excellent secondary schools, leisure facilities and a larger range of shopping facilities. Headcorn also has a good mainline rail service serving London (Charing Cross and Cannon Street approximately in just over 1 hour), Ashford International (with links to Eurostar and fast trains to London St. Pancras) and the coast.

The planning permission has been granted for:

The conversion of a single storey barn set in approximately 2/3rds of an acre.

A further l-shaped former agricultural building with planning permission for conversion to two residential units.

A further single dwelling with two bay garage and studio with planning permission for conversion to residential use.

Please see the link below to Maidstone Borough Council Planning portal:

<https://maidstone.gov.uk/home/primary-services/planning-and-building/planning/search-for-a-planning-application>



SCHOOL HOUSE FARM, BOARDEN LANE, HAWKENBURY, KENT, TN12 0EB

Please see the planning application numbers below to use on the planning portal:

24/501323/PNQCLA

24/501333/PNQCLA

25/500545/FULL

Services:

Mains water and electricity are available.

Radfords Estate Agents are happy to advise on resale ability and offer any assistance required.

MONEY LAUNDERING REGULATIONS

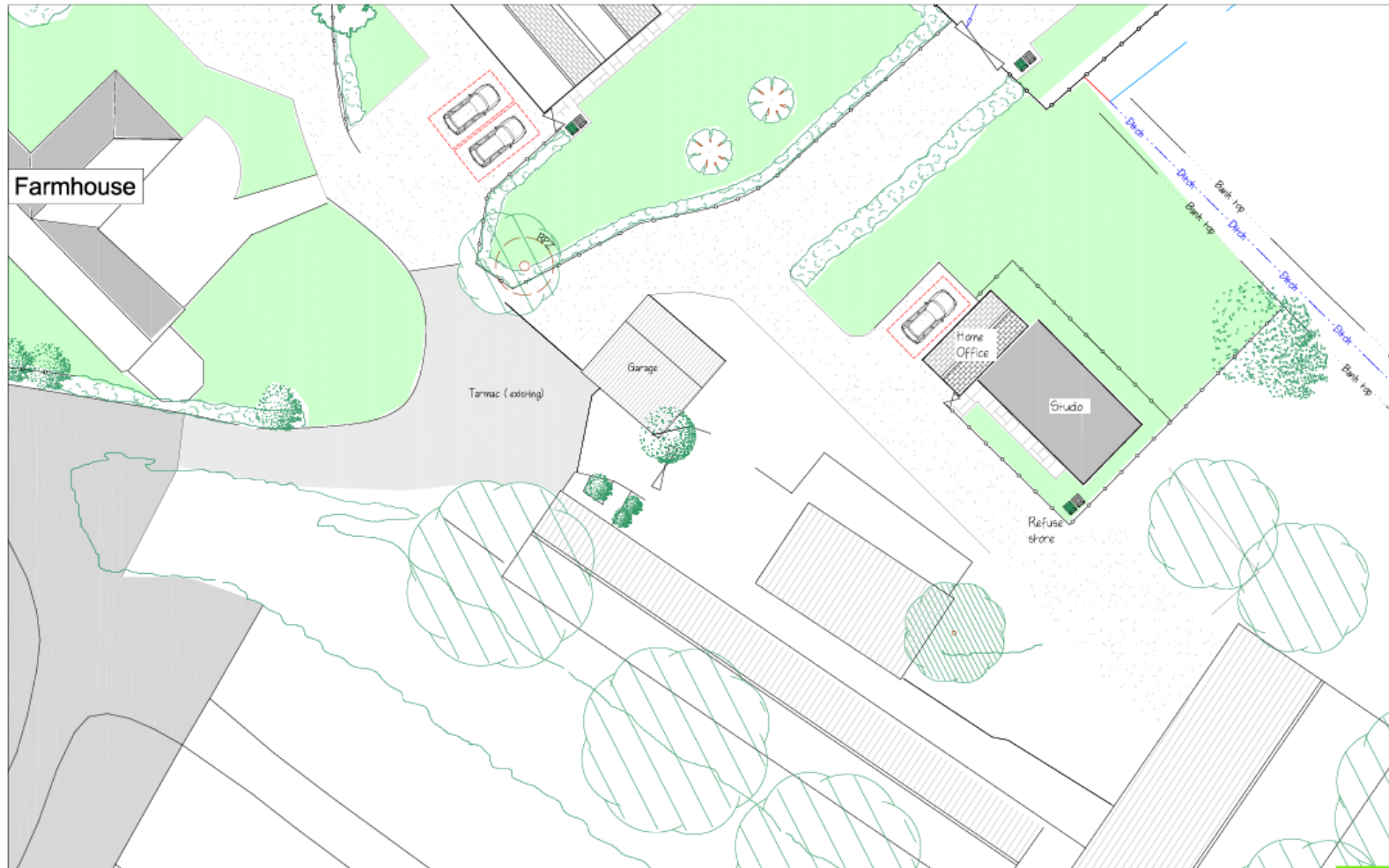
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.



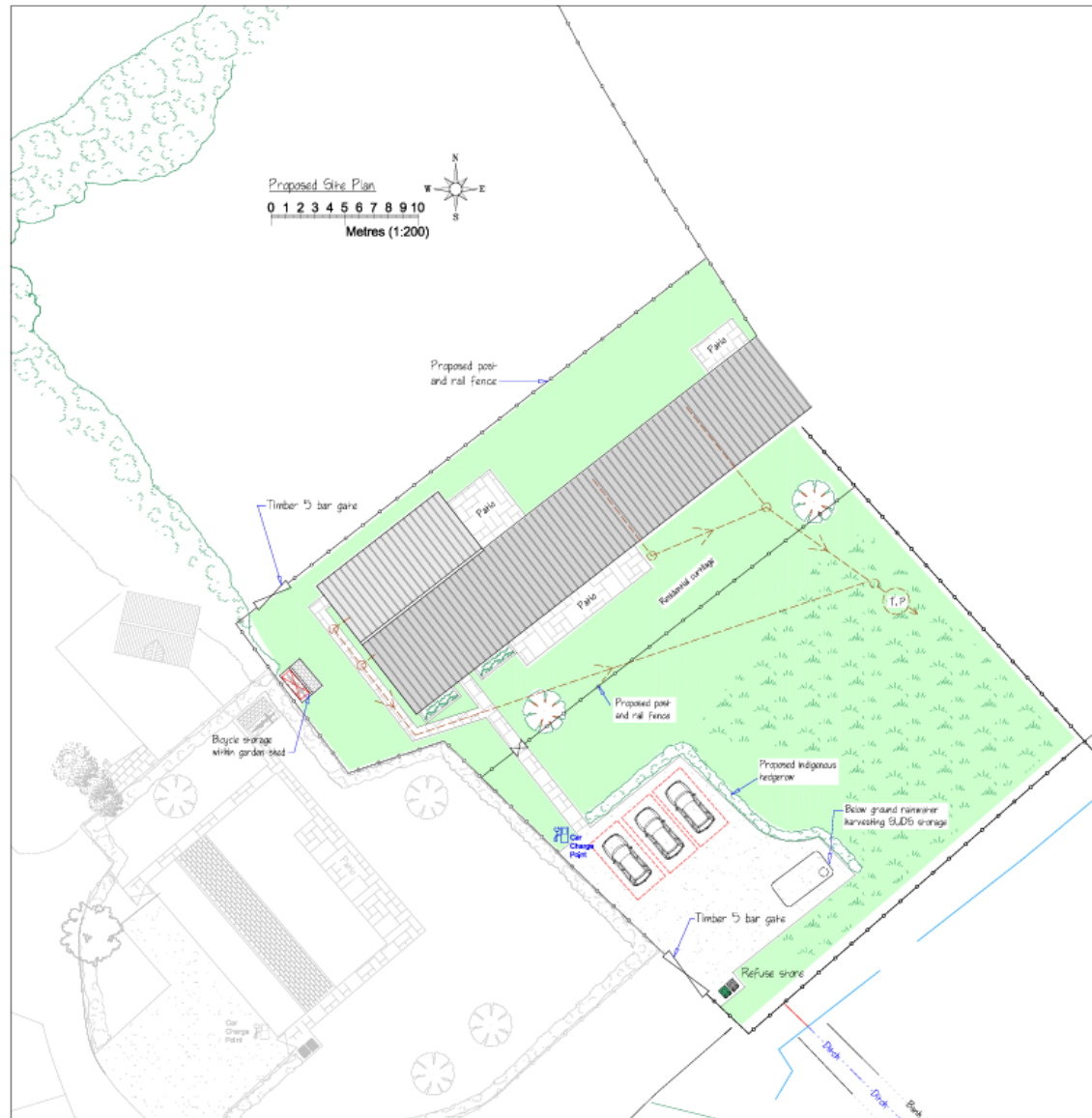
SCHOOL HOUSE FARM, BOARDEN LANE, HAWKENBURY, KENT, TN12 0EB

SITE PLANS



24/501323/PNQCLA

SCHOOL HOUSE FARM, BOARDEN LANE, HAWKENBURY, KENT, TN12 0EB



24/501333/PNQCLA

SCHOOL HOUSE FARM, BOARDEN LANE, HAWKENBURY, KENT, TN12 0EB

PLANNING CONSENTS

Mrs L Cook
C/O Price Whitehead
The Oast
Forstal Farm
Leigh Green
Tenterden
TN30 7DF



22 May 2024

PLANNING DECISION NOTICE

APPLICANT: Mrs L Cook

DEVELOPMENT TYPE: N/A

APPLICATION REFERENCE: 24/501323/PNQCLA

PROPOSAL: Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouses and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses.

ADDRESS: School House Farm Boarden Lane Staplehurst
Tonbridge Kent

The Council hereby **GRANTS** Prior Approval for the above subject to the following Condition(s):

- (1) The development shall be carried out in strict accordance with the following approved plans:

Application Form

MKPS – Working in Partnership with: Maidstone Borough Council
Please Note: All planning related correspondence for MBC should be sent to:
Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ
Email: planningsupport@midkent.gov.uk
Access planning services online at: www.maidstone.gov.uk; or submit an application via
www.planningportal.co.uk

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