



01582 788878

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## BARN & LAND FOR SALE IN BRENCHLEY, KENT

LAND ON PEARSONS GREEN ROAD, BRENCHLEY, TONBRIDGE, TN12 7DF

LAND FOR SALE WITH AN AGRICULTURAL BUILDING CLOSE TO PADDOCK WOOD,  
ROYAL TUNBRIDGE WELLS, MAIDSTONE, THE A21 AND M20 MOTORWAY

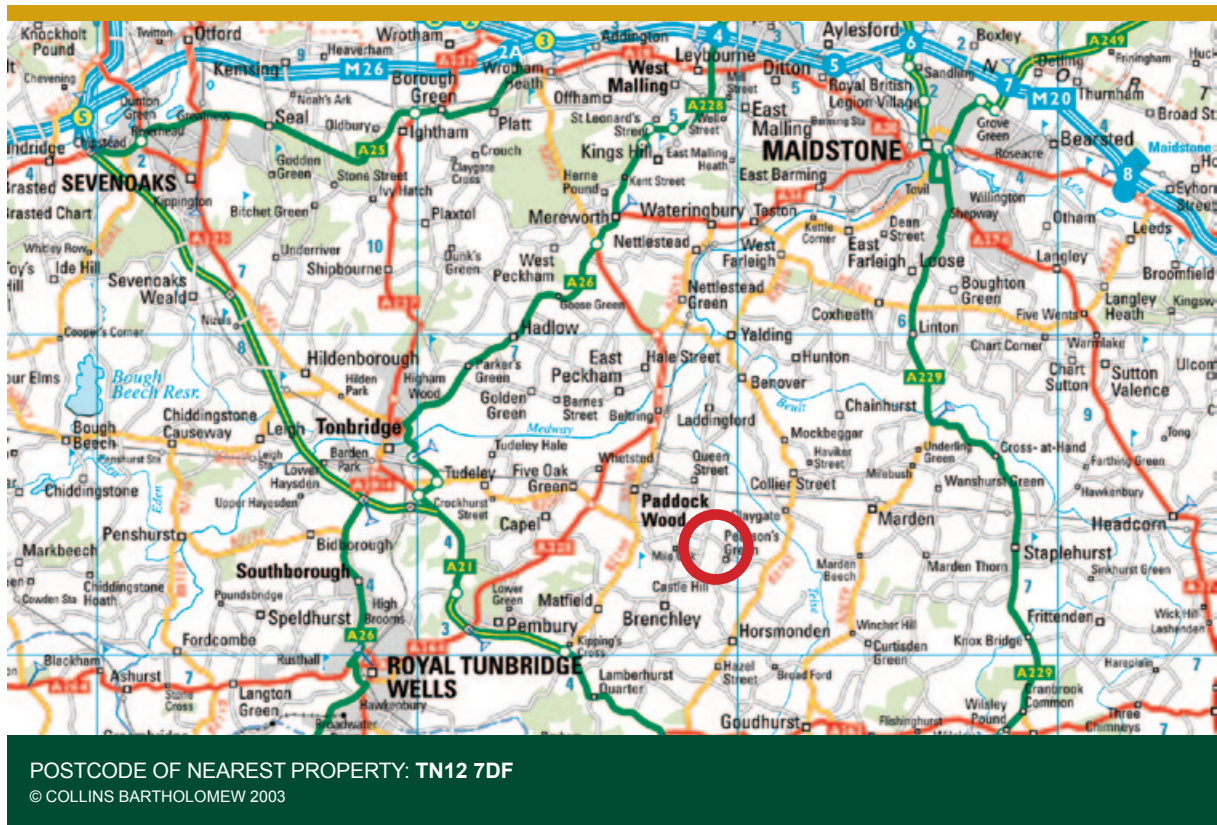


A desirable opportunity for you to own up to 8.6 acres of land with an agricultural building and a 40ft shipping container. The barn was built in November 2014 on a concrete base and measures 50m<sup>2</sup>. It is of box profile steel cladding construction.

The barn is surrounded by over 8 acres of good pasture land that is available as a whole or in 3 separate lots. The land is currently being used to grow apples and there are 70 apple trees that have been planted on the land and are 3 years old.

The site benefits from extensive road frontage onto Pearsons Green Road with improved gated access over hardstanding. There is an excellent hardstanding driveway that leads to the barn and 5 x car parking bays.

The site is available freehold as a whole or in lots. See back page for a full list of available lots, sizes and prices.



## TRAVEL & TRANSPORT

- ◆ 1.6 miles to Paddock Wood Train Station \*
- ◆ 3.8 miles to the A21
- ◆ 4.8 miles to the A229
- ◆ 9.3 miles to Junction 5 of the M20
- ◆ 14.7 miles to Junction 5 of the M25
- ◆ 25.2 miles to London Gatwick Airport

\* Journey Times: 8 mins to Tonbridge; 18 mins to Sevenoaks; 24 mins to Maidstone; 31 mins to Ashford International; 52 mins to London Charing Cross

It lies within Brenchley, an affluent village and civil parish in the Borough of Tunbridge Wells. It homes several local amenities and has a good community spirit.

Just 1.6 miles from the site lies Paddock Wood; a town well renowned as the centre for hop growing. The town has much to offer including an interesting variety of shops, clubs, good schools and leisure facilities.

Paddock Wood is also a commuter town with much of its population travelling daily by train to the City of London to work.

## LOCATION

- ◆ 1.5 miles to Brenchley
- ◆ 1.6 miles to Paddock Wood
- ◆ 4.6 miles to Pembury
- ◆ 5.4 miles to East Peckham
- ◆ 5.7 miles to Staplehurst
- ◆ 6.5 miles to Tonbridge
- ◆ 7.2 miles to Royal Tunbridge Wells
- ◆ 8.4 miles to Maidstone
- ◆ 12.1 miles to Sevenoaks

The land is set against a beautiful and charming background where several old timbered homes and attractive oast houses can be found dotted around the site.

Being so close to Paddock Wood train station connects the site with quick and easy access to the larger towns of Tonbridge, Sevenoaks and Maidstone in less than half an hour and London Charing Cross in just 52 minutes.

The station also serves regular trains to Ashford International in just half an hour, offering high speed travel to Europe's top cities such as Paris and Brussels as well as Disneyland Paris.

The site is sandwiched by the major trunk roads of the A21 and A229. The A21 connects London and various commuter towns to the south coast and the M25. The A229 runs through Kent and links the site with Maidstone and the M20, which provides a link to the Channel Tunnel and the ports of Dover.





50m<sup>2</sup> box profile steel cladding agricultural building with parking for 5 vehicles.



Barn and 40ft shipping container.

## AGRICULTURAL BUILDINGS PERMITTED DEVELOPMENT

Amendments to Permitted Development Rights introduced in April 2014 have transformed the landscape for anyone wishing to undertake a barn conversion in England.

As a result of the amendment, **it will now be possible to convert existing agricultural buildings into homes without needing to expressly apply for planning permission**, as had previously been the case.

It permits building operations to convert a barn into a house, but only within the envelope of the existing structure up to a maximum of 465m<sup>2</sup>. The development can be divided into up to five separate dwellings and it permits partial demolition and rebuilding of the barn.

New barns can be built and converted into homes but must exist as solely agricultural buildings for at least 10 years.

## LOCAL AUTHORITY

Tunbridge Wells Borough Council  
[www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

## LAND VALUES

Despite the Brexit-related uncertainties, the farmland market has proven more resilient than many might have predicted as land prices increased 2% last year.

Investors have played an increasing role in the farmland market as they tend to be attracted to tangible assets as they see them as a safe haven for their capital. Land remains in considerable demand for capital investment for many non-farming reasons, including development potential, privacy, tax reasons, or amenity.

In the immediate future it is anticipated that **land prices will continue to rise**, supported by a lack of supply (*Strutt & Parker*).

## HOUSE PRICES

The land is situated in an extremely affluent area where **house prices in Brenchley are 142% above the county average and 106% above the regional average**.

These premium house prices reflect the desirability of the area as a place to live and own property – including land.

## PLANNING

The land is designated as greenfield. Any development would be subject to the appropriate planning permission.

In October 2011 the land was granted planning permission under application 11/01675/FULMJ for “Water borehole and irrigation system; 0.9 metres high stock boundary fencing, storage barn with integral toilet, new access from Pearsons Green Road and parking area for five vehicles”.

It should be noted that should the agricultural use of the barn permanently cease within ten year from the date on which the development was substantially completed, then unless otherwise agreed in writing by the Local Planning Authority, the building shall be removed from the land within 6 months.

## LOCAL DEVELOPMENT

There are numerous examples on the local borough council's website of agricultural buildings successfully gaining permission to convert into residential dwellings.

**Notably, there are seven sites within 3 miles of the land for sale that have all been granted permission to convert agricultural buildings into residential dwellings:**

18/02859/FULL - Conversion of agricultural barn to dwelling, including the erection of single storey garage/utility room.

18/00698/FULL - Change of use of agricultural barn to dwelling house.

17/04192/FULL - Conversion of a redundant barn to a residential dwelling.

17/03553/FULL - Change of use and conversion of barn to dwelling.

15/507552/FULL - Demolition of existing buildings, alterations and change of use of two agricultural barns to two dwelling houses with associated residential curtilages.

15/501947/FULL - Proposed conversion of redundant barn no.2 to a single residential dwelling and construction of a detached garage.

15/501918/FULL - Proposed conversion of redundant barn no.1 to a single residential dwelling and construction of a detached garage.





Lush grazing land.



There are 70 apple trees planted on the land that are 3 years old.



## ACCESS

The site benefits from extensive road frontage onto Pearsons Green Road with improved gated access over hardstanding.

Furthermore, there is an excellent hardstanding driveway that leads to the barn in Lot AB and 5 x car parking bays.

Full vehicular right of way is provided to all lots via an easement (*shown blue on the site plan*).

## METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.

## VIEWING

To arrange a site visit, please call 01582 788878 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



Gated access from Pearsons Green Road

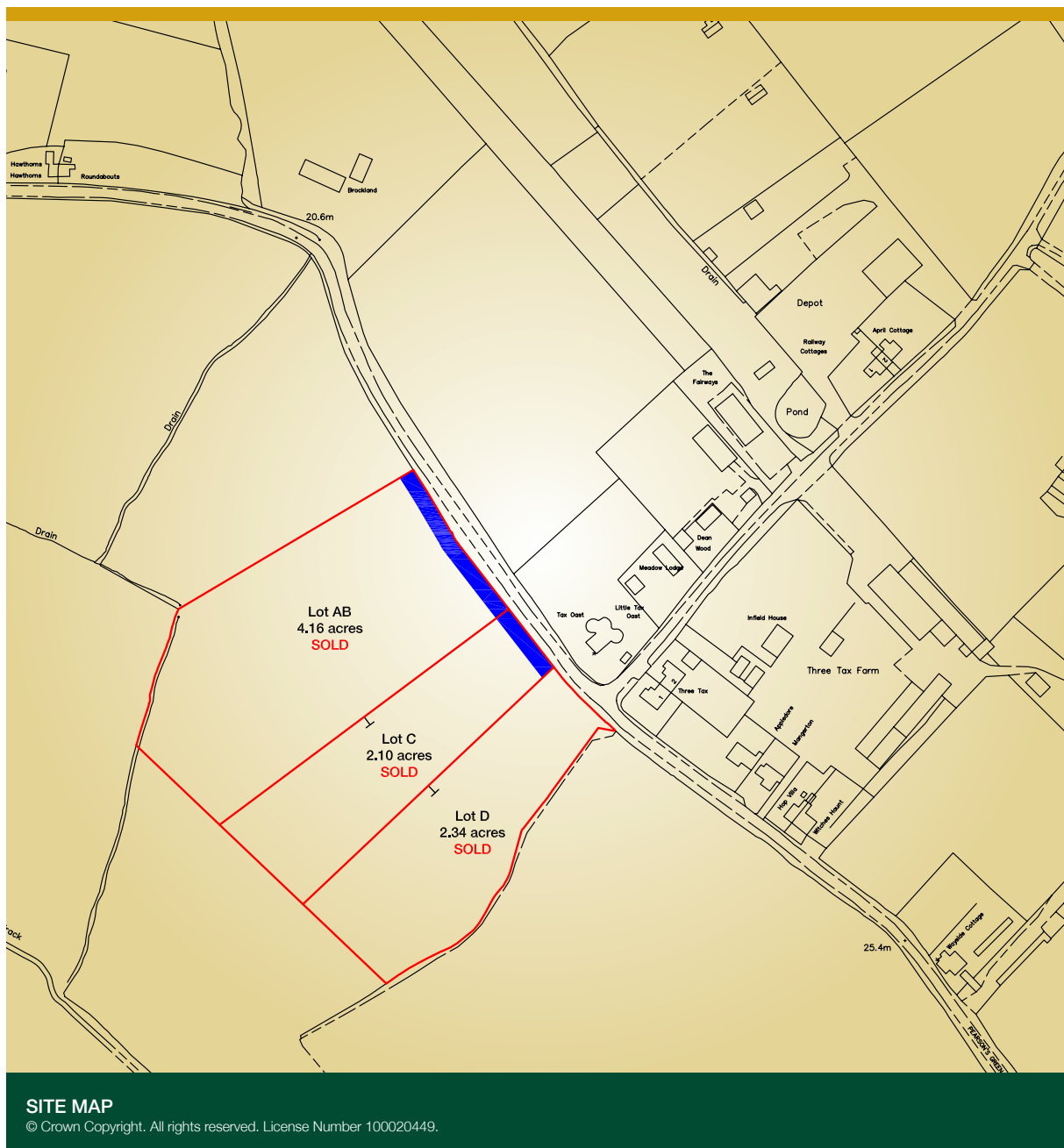


Aerial view of the land

## GUIDE PRICES

The land is available freehold as a whole or in lots. The site plan is indicative and Vantage Land may be able to amend the plan to offer you the acreage you require. Please call 01582 788878 if you have an alternative budget or size requirement.

Lot AB	4.16 acres (with barn)	SOLD
Lot C	2.10 acres	SOLD
Lot D	2.34 acres	SOLD



## THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

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