

# YEW TREE FARM BUILDINGS

Horsmonden, Kent, TN12 8HR



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Land & Property Experts



# YEW TREE FARM BUILDINGS HORSMONDEN KENT TN12 8HR

A rare opportunity in this beautiful part of the Kentish Weald to create a pair of residential dwellings from existing Period buildings in a farmyard setting.

Central London	-	52 miles
Gatwick Airport	-	43 miles
Tunbridge Wells	-	9 miles
Marden	-	5 miles
Paddock Wood	-	3 miles

- The property extends to approx. 1.85 acres
- Excellent views to the South
- Paddock Wood station within 3 miles
- The possibility (subject to planning permission) for a third dwelling or other change of use on the Packing Shed (Lot 3)

**Viewing:** Strictly by prior appointment via the Joint Agents:

**BTF Partnership LLP on 01233 740077**  
Or  
**CLM on 01892 770339**

## **SITUATION**

The farmyard is located on the southern side of Yew Tree Green Road between the Wealden villages of Horsmonden to the south and Claygate to the north. The site is within open countryside with fine views to the south. The surrounding land use is predominantly agricultural.

## **DESCRIPTION**

The buildings with the benefit of planning permission for conversion to residential use comprise; the oast (Lot 1) which is located on the eastern side of the site and an 18<sup>th</sup> Century Grade II Listed barn adjacent to Yew Tree Green Road (Lot 2).

As part of the development scheme, other agricultural buildings with the exception of the packing shed (Lot 3) have been demolished.

## **LOT 1 - THE OAST**

A traditional oast complete with roundels and kilns once existed on the application site however, this building was destroyed by fire and was replaced with the current building in 1939 / 1940. The replacement building was designed to facilitate modern methods of drying hops.

The two storey structure is formed by the main building with first floor green staging to the west (retained) and a single storey lean-to to the south. The ground floor is split into two sections with the northern part converted into a dance studio. This part of the building is subject to Business Rates with further information on request. This has a WC, wash room and stairway to the first floor.

The walls of the main building are rendered masonry with a shallow pitched roof of corrugated sheeting.

A report on the history of the oast was carried out by Gwendoline Jones in 2007 and confirms that the existing building is a rare example of an oast house with tangible evidence of a hop drying system which utilises "roller floors". During the post War period, technology and hop drying made further advances and the roller floors which had been installed were generally removed so they are now very rarely found. This is an important example of 19<sup>th</sup> Century agricultural innovation.

The report also commented on the slatted green staging on the western elevation of the oast house which would have provided temporary storage for the freshly picked hops to prevent them from sweating and spoiling while waiting for available kiln space.

Internally, the approved drawing layout has made use of existing partitions. The existing dance floor studio on the ground floor will provide a large Kitchen/ Dining Room as well as a Utility Room, Study and Cloak Room with stairs leading up to the first floor. The ground floor of the southern section of the building will be converted to provide a Master Bedroom with En-suite Bathroom.

On the first floor, a large living room (9.1m x 5.5m) will occupy the entire southern section of the building. The historical slatted floor will be preserved and carefully encased within the new floor. The green stage to the west will be retained providing a balcony area with open balustrades which will be accessed via French doors leading from the Living Room. The northern section of the building will provide two small Bedrooms, two Bathrooms and large guest Bedroom with En-Suite Shower Room.

Outside there is permission for a timber framed double garage with the design complementing the agricultural style of the oast. The building will be clad in dark stained weatherboarding under a clay tile roof.

## **LOT 2 - THE BARN**

The oak framed barn is Grade II Listed and English Heritage's description of the building reads as follows:

"HORSMONDEN , YEW TREE FARM ROAD, TQ74 SW (South Side) 1/127 Barn about 50 meters south of Yew Tree Green Farmhouse GD II Barn. C18. Timber framed and weather boarded on red brick base with plain tiled roof. Half hipped roof with lean-to outshots to left and rear. Boarded door to right. Included for group value."

The main part of the barn measures approximately 12m x 5.9m and outshots have been added to the east and south of the barn.

The main structure is oak framed and split into four bays internally. Exterior walls are clad with weatherboarding which overlaps a brick plinth and the half-hipped, steeply pitched roof is tiled.

The barn was historically used for stabling Shire Horses and as a workshop. The barn has planning permission and listed building consent for conversion to form a residential dwelling with garage and landscaping.

The eastern and southern outshots will be removed, returning the barn to its original condition when first built.





Lot 1



Lot 2



Lot 2



Lot 3



At ground floor level, the main open area will serve as a Living Room, Hallway, Dining Area and Study. The existing original outshot to the east, which is separated by an internal wall will provide a Kitchen and a Utility Room. A staircase will lead from the centre of the ground floor to the first floor where three Bedrooms and a family Bathroom will be provided.

Outside a double, timber framed garage will be constructed. Similar to the design proposed for the oast house.

The contract of sale for this lot will include a covenant over the hatched area on the plan opposite preventing the erection of buildings and the planting of trees and shrubs over a pre-agreed height without the prior agreement of the vendor.

### **LOT 3 - THE PACKING SHED**

This building occupies the southern part of the site and could have potential for change of use. The building is part brick and part concrete block with a pitched corrugated fibre cement roof measuring 18.52m x 10.3m.

### **REMARKS AND STIPULATIONS**

#### **SERVICES**

A mains water supply is connected to the site. The purchaser will be responsible for separate metering. Electricity is also available subject to separate connections at the purchaser's expense and their own satisfaction that separate water and electricity connections can be provided by the statutory providers.

#### **BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from site inspection.

The purchasers of Lots 1, 2 & 3 will be responsible for erecting and maintaining stock proof boundary fences along the boundaries with the vendor's retained land. The boundaries are defined by marker posts.

#### **ACCESS**

A new access will be created to enter the site from Yew Tree Green Road just to the east of the existing gateway to the yard. The freehold of this will be owned by Lot 1 with Lots 2 & 3 having rights of access over the hatched area on the Lotting Plan opposite subject to maintenance contributions.

#### **METHOD OF SALE**

The property is offered for sale by private treaty as a whole or in lots but please be aware that Lots 2 & 3 will not be sold prior to Lot 1.

#### **TENURE**

Vacant possession will be available upon completion.

#### **LOCAL AUTHORITY**

Tunbridge Wells Borough Council, Mount Pleasant Road,  
Royal Tunbridge Wells, Kent, TN1 1RS  
T: 01892 526121  
E: info@tunbridgewells.gov.uk

#### **PHOTOGRAPHS**

The photographs used in the particulars were taken in May and July 2015.

#### **VIEWINGS**

The vendors and their joint agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only via BTF Partnership LLP, Challock office 01233 740077 or CLM on 01892 770339.

#### **INFORMATION PACK**

Further details of planning consents, Design & Access Statement, Land Registry documentation and specialist reports are available in hard copy for inspection at the agent's offices or on CD-ROM.

#### **GUIDE PRICES**

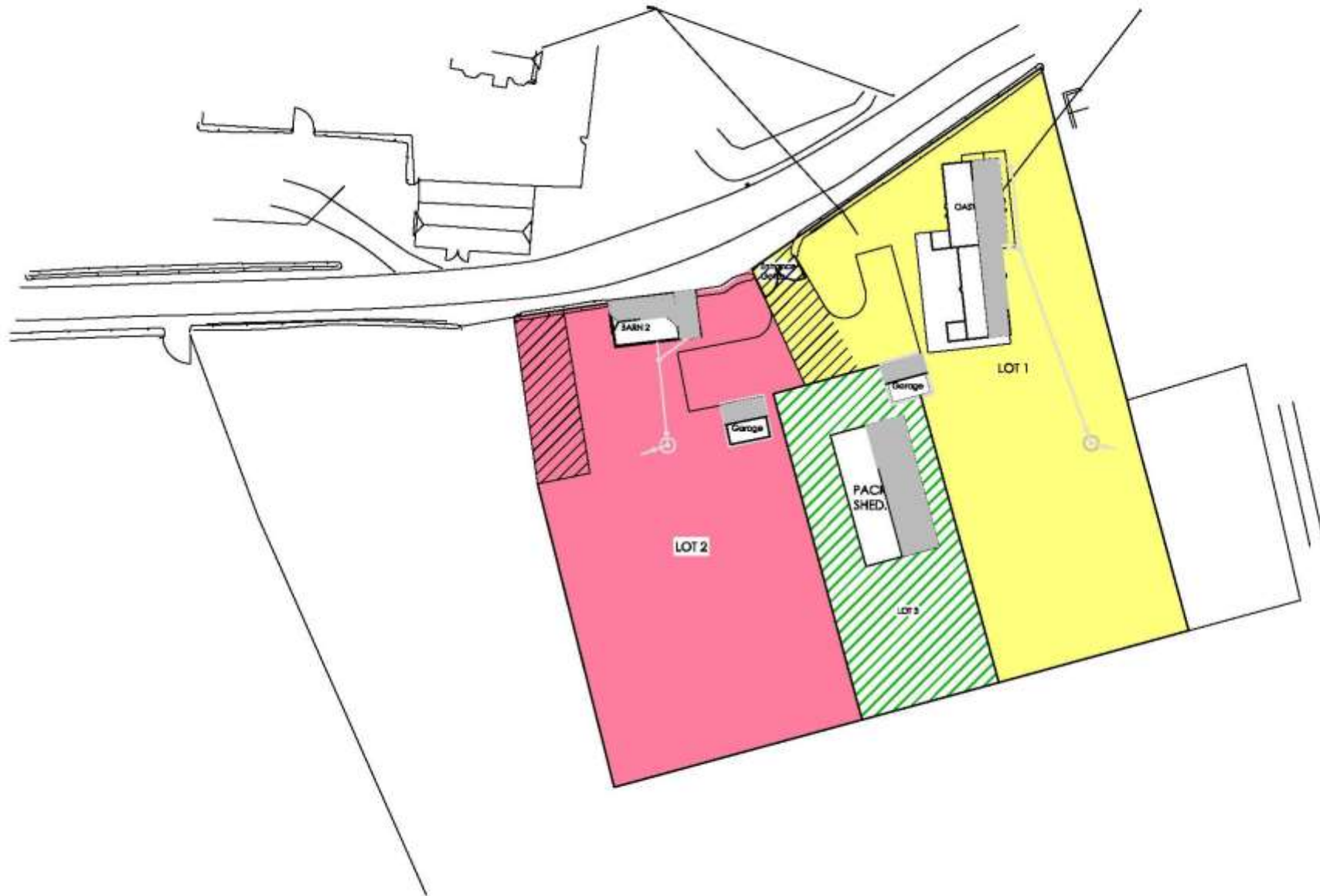
Lot 1	-	£475,000 - £525,000
Lot 2	-	£250,000 - £300,000
Lot 3	-	£100,000 - £125,000

#### **AGENT'S NOTES**

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed or structural survey nor tested the services, appliances or any fittings.



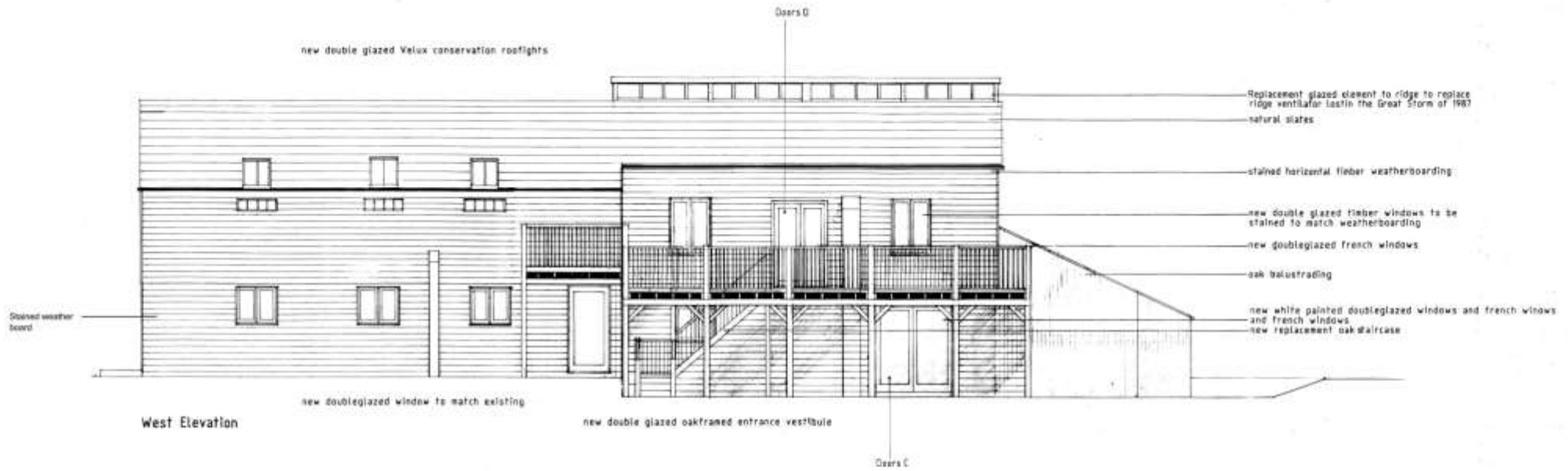
# LOTING PLAN



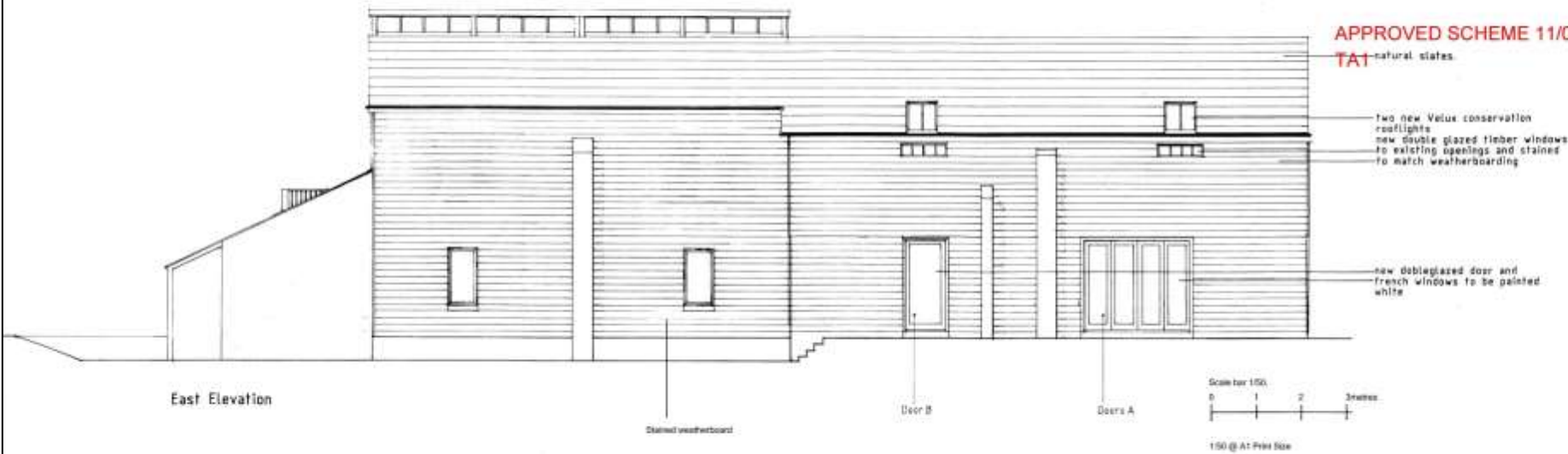
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# PROPOSED ELEVATION PLAN (LOT 1)



West Elevation



East Elevation

APPROVED SCHEME 11/03577/FUL/TA1 & 11/03578/LBC  
TA1 - natural slates.

Rev.	Date	Description	By
A	28.04.12	For public approval	BTC

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PROJECT ADDRESS  
Gast House Yew Tree Farm  
Horsmonden Kent TN12 8HR

PROJECT TITLE  
Proposed Conversion and Re-  
development of Redundant  
Farm Buildings

DRAWING TITLE  
Proposed Elevations

Scale 1:50 Date Oct 2007 Drawn By mh

Project Number 1037 Drawing No. 06A







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