



Land & Property Experts



MILKING PAIL FARM
CUCKOO LANE, BRENCHLEY, KENT TN12 7HX

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BRENCHLEY
KENT
TN12 7HX**

Lamberhurst	- 2.3 miles
Brenchley	- 2.7 miles
Tunbridge Wells	- 7 miles
Gatwick Airport	- 30 miles
Central London	- 43 miles

A residential and grassland farm in a rural location with a useful range of agricultural buildings.

- Converted Milking Parlour
- Three bedrooms (all with en-suite)
- Range of agricultural outbuildings
- Enclosed pasture fields
- Woodland
- Pond
- Available as a whole or in two lots.
- Lot 1 extends to approximately 52.7 acres
- Lot 2 extends to approximately 9.7 acres
- In all approximately 62.4 acres

GUIDE:

LOT 1: OFFERS IN EXCESS OF £1,150,000

LOT 2: OFFERS IN EXCESS OF £100,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is situated within the High Weald Area of Outstanding Natural Beauty between the villages of Lamberhurst and Brenchley, which are approximately 2.3 miles to the south east, and 2.7 miles to the north east respectively. Tunbridge Wells is approximately 7 miles to the west.

DESCRIPTION

Milking Pail Farm is a residential and grassland holding with traditional hedge/fence enclosed pasture fields, woodland, and a good range of modern agricultural buildings arranged around a concrete yard.

LOT 1

Lot 1 extends in all to approximately 52.7 acres and briefly comprises:

THE FARMHOUSE

The single storey farmhouse was converted in 2013/14 from the original milking parlour. The farmhouse benefits from double glazing and oil-fired central heating, and briefly comprises:

Entrance Hall with **Cloakroom** off.

Living Room with open-plan **Kitchen/Breakfast Room** (33'9" x 24'5") Double aspect, exposed laminate wooden floor covering throughout. Matching base and wall mounted kitchen storage units with stainless-steel sink set into wooden worktop. Integrated double oven with hob and extractor fan above. Glazed double doors to outside.

Bedroom 1 (16'9" x 10'10") **En-Suite** with panelled bath, wash basin and W.C

Bedroom 2 (9'5" x 9'5") **En-Suite** with shower, wash basin and W.C



Bedroom 3 (9'5" x 9') **En-Suite** with shower, wash basin and W.C

Utility Room Matching base and wall mounted storage units with stainless-steel sink set into wooden worktop. Space and plumbing for washing machine and tumble dryer.



OUTSIDE

A block-paved driveway leads from the shared farm driveway and culminates in a parking area with an adjacent terrace and lawn.

THE LAND

The land is divided into hedge/fence enclosed pasture fields, with a block of native broadleaf woodland (extending to approximately ten acres) located to the north/north western boundary and scattered woodland shaws, including one with a pond.



OUTBUILDINGS

A Concrete **Yard** located to the north east of the farmhouse benefits from a separate access and two Agricultural outbuildings: A five-bay concrete frame **Barn** (107' x 74') , and a five-bay steel frame **Cattle Shed** (100' x 44').

LOT 2

Lot 2 extends in all to approximately 9.7 acres and briefly comprises a single parcel of pasture with a triangular shaped block of native broadleaf woodland (extending to approximately one acre) located to the north west corner.



ACCESS

Access to Lot 1 is via a shared private farm drive leading from Cuckoo Lane. Lot 2 is accessed via a gateway leading direct from Cuckoo Lane.

SERVICES

The farmhouse benefits from mains electricity and water, oil -fired central heating, and private drainage.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

METHOD OF SALE

the property is offered for sale by private treaty as a whole or in two lots. However, please note that the vendor does not wish to sell Lot 2 away before lot 1

BPS ENTITLEMENTS

A number of BPS Entitlements maybe available by separate negotiation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath crosses the property.

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

TENURE

The property is offered for sale freehold with vacant possession upon completion, subject to the terms of an Assured Shorthold Tenancy on the farmhouse. Further details available from the agent.



LOCAL AUTHORITY

Tunbridge Wells Borough Council – 01892 526121

COUNCIL TAX

Band G



DIRECTIONS

Heading south from the Kipping's Cross roundabout on the A21 continue south on the A21 for approximately two miles, and then turn left into Cuckoo Lane. Continue along Cuckoo Lane for approximately half a mile whereafter the farm drive leading to the property will be found on the left-hand side. The entrance to the farmhouse is approximately 300 yards along the farm drive on the right-hand side.

Alternatively, from Brenchley village church head south on Horsmonden Road and upon reaching a sharp left-hand corner, turn right into Fairmans Lane. Continue on Fairmans Lane (which becomes Tong Road after about one mile) for about 1.6 miles, and then turn right into Cuckoo Lane. Continue along Cuckoo Lane for approximately 0.7 of a mile and the farm drive leading to the property will be found on the Right-hand side.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with the Anti- Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.



ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied

upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.



OVERAGE PROVISION

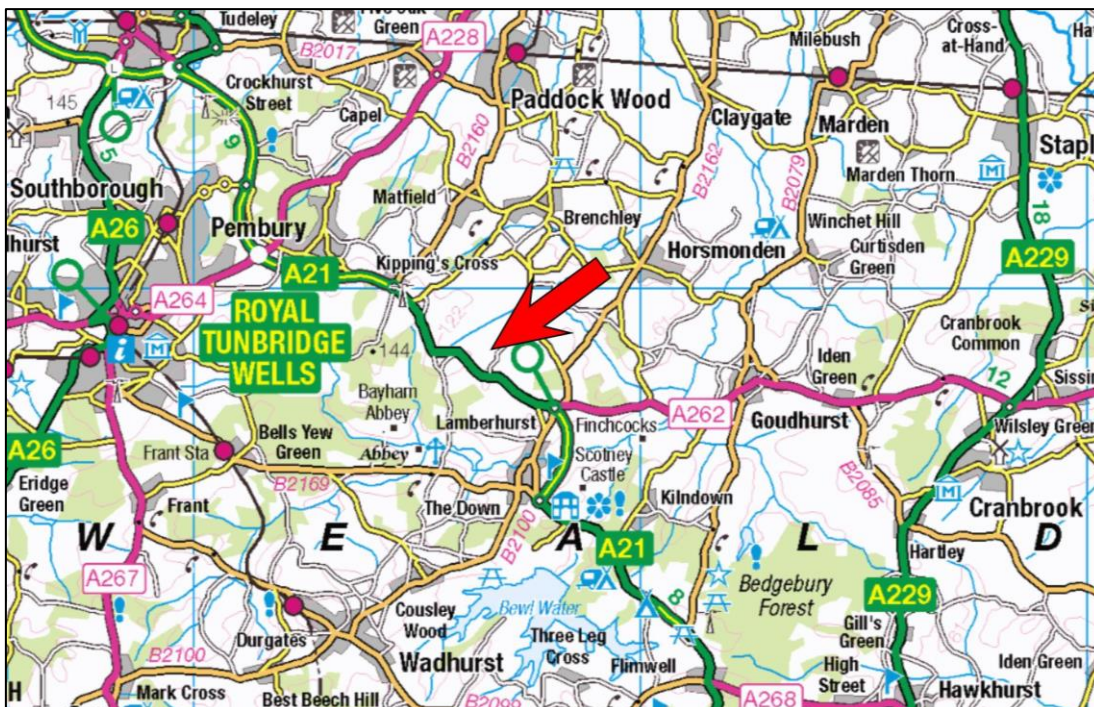
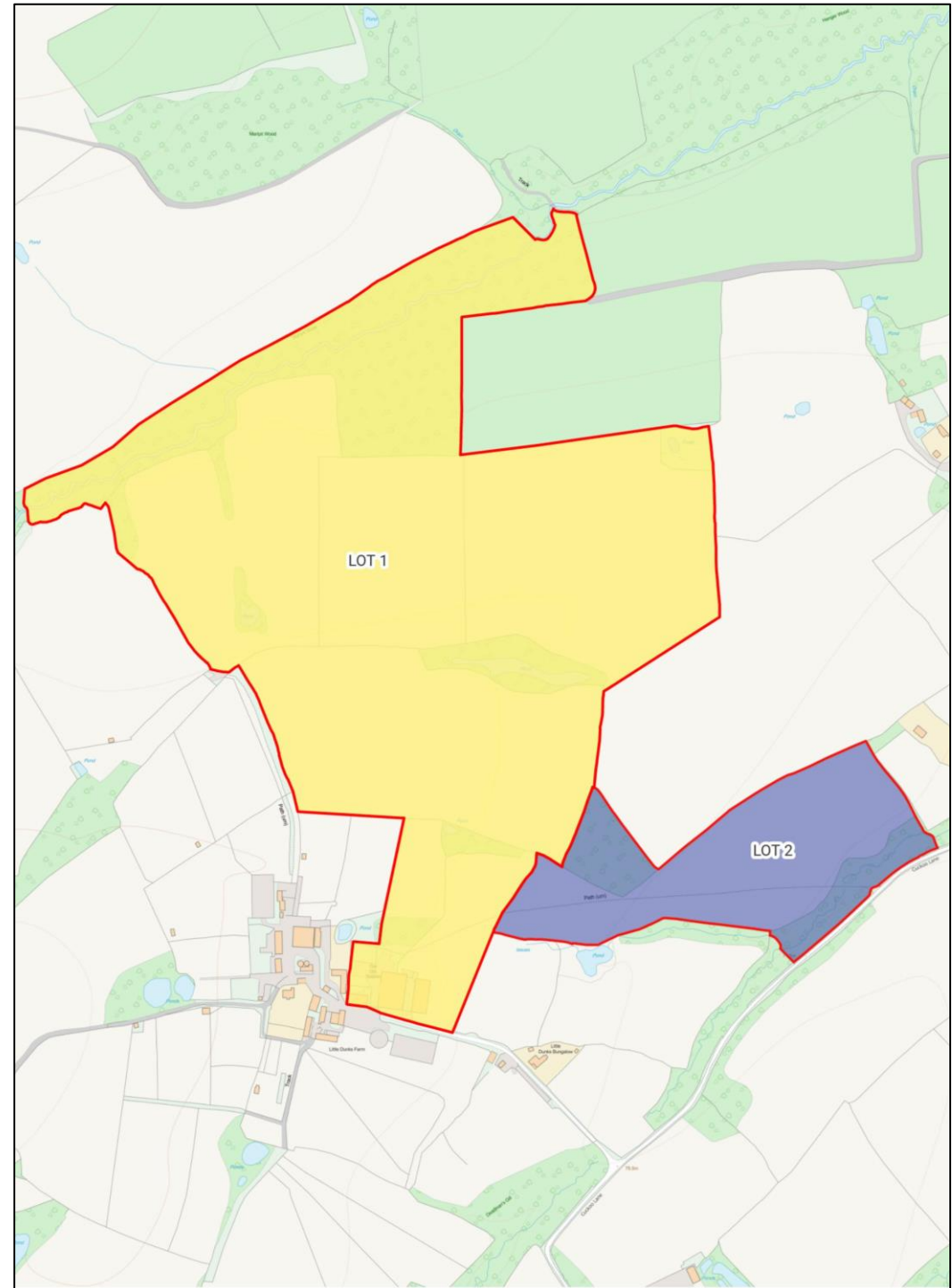
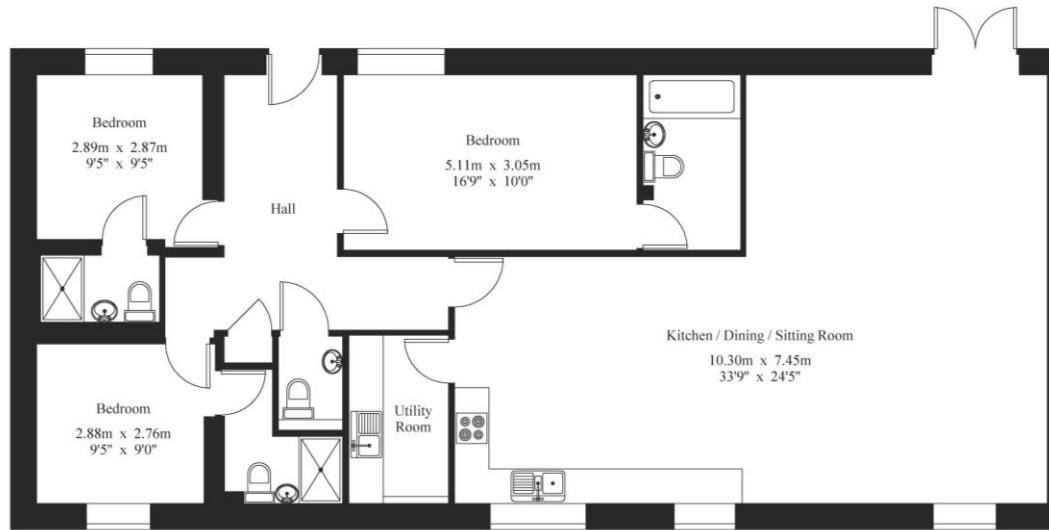
The property will be sold subject to a 30% overage provision, that will be triggered in the event of planning consent being granted for additional residential dwellings within a period of 30 years from the date of sale.

VIEWINGS

Viewings are strictly by appointment with the vendor's sole agents BTF Partnership. The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

The Milking Pail, Little Dunks Farm

Gross Internal Area : 132.2sq.m (1423 sq.ft.)





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www.btfpartnership.co.uk

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