



SPRATSBOURNE FARM
GOUDHURST ROAD, CRANBROOK, KENT TN17 2PY

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Sissinghurst	-	2.2 miles
Goudhurst	-	2.4 miles
Cranbrook	-	2.5 miles
Tunbridge Wells	-	12.5 miles
Maidstone	-	15 miles

A residential and grassland farm with a modern four bedroom farmhouse (subject to an AOC), an extensive range of outbuildings, and hedged and fenced enclosed pasture fields with woodland shaws.

- Four bedroom farmhouse (A.O.C). EPC Rating: D
- Extensive range of outbuildings (approx. 24,000 Ft²)
- Ring-fenced pasture fields
- Woodland shaws
- Rural location
- Extending in all to approximately 92.29 acres

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £1,750,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex TN21 8JD
01435 864455

LOCATION

Spratsbourne Farm Barn is located between the villages of Sissinghurst (2.2 miles) and Goudhurst (2.4 miles) on the outskirts of Cranbrook, which is approximately 2.5 miles to the south east. A mainline railway station with regular services into London (average journey time into Charing Cross 62 minutes) is located in Staplehurst, which is approximately 6.4 miles to the north east. Tunbridge Wells is approximately 12.5 miles to the north west.

DIRECTIONS

From the A229/A262 roundabout at Wilsley Pound head north west on the A262/Goudhurst Road (signposted Tunbridge Wells and Goudhurst). Continue on the A262 for approximately 1.5 miles, whereafter the entrance to the shared farm drive will be found on the left-hand side. The farmhouse is located approximately half a mile down the farm drive on the right -hand side.

DESCRIPTION

Spratsbourne Farm is a residential and grassland farm with a modern farmhouse (subject to an A.O.C) and a range of outbuildings that extend in all to approximately 24,000 Ft².

The property is registered under Title Number K744017, and briefly comprises:

THE FARMHOUSE

The detached timber-framed farmhouse was constructed in 2005 and the design is very much that of traditional farmhouse with brick and tile-hung elevations beneath a peg tiled roof. The accommodation, which benefits from underfloor heating on the ground floor and central heating on the first floor, briefly comprises:

GROUND FLOOR

Entrance Hall with storage cupboard, stairs to the first floor, and doors to:

Living Room (22'.2" x 13'.7") triple aspect, exposed ceiling timbers, inglenook fireplace with exposed brickwork and bressummer beam. Part-glazed wooden double doors to outside.

Kitchen with open-plan **Dining Room** (22'.2" x 20'.3") with tiled floor, exposed ceiling timbers, Beech worktops with

inset ceramic sink and drainer, and matching base and wall mounted storage cupboards. Electric range with hob and extractor hood above. Integral dishwasher. Open fireplace with exposed brick surround. Part-glazed wooden double doors to outside.

Farm Office with tiled floor and fitted bookshelves.

Boot Room/Utility Room with tiled floor, Beech worktops with inset stainless-steel sink, matching base and wall mounted storage cupboards. Oak stable door to outside.

Cloakroom with wash basin and W.C.

FIRST FLOOR

Landing with airing cupboard and doors to:

Master Bedroom (14'.1" x 13'.1") double aspect, two built-in double wardrobes. **En-Suite** with shower cubicle, wash basin and W.C.

Bedroom 2 (12' x 11'.2") double aspect.

Bedroom 3 (11'.2" x 10'.9") double aspect.

Bedroom 4 (14'.1" x 7'.2") double aspect, built-in wardrobe.

Family Bathroom panelled bath with shower attachment above, wash basin and W.C.

OUTSIDE

The gardens surrounding the farmhouse are predominantly lawn, interspersed with a variety of trees and shrubs. There is a tarmacadam and paved terrace to the western elevation. On the southern elevation there is a raised seating area with doors leading from the Living Room, and a decking area with doors leading from the Dining Area.

OUTBUILDINGS

Arranged around a concrete yard to the north east of the farmhouse, and on the opposite side of the access road, an extensive range of outbuildings (identified on the attached plan as 'A' – 'T') briefly comprises:

A large triple span **Livestock Building** with mains water and a central feeding alley comprises:



Building 'A' (approximately 66' x 40') A four-bay concrete portal framed barn with concrete floor beneath a corrugated fibre cement roof.

Building 'B' (approximately 95' x 46') A six-bay concrete portal framed barn with concrete floor beneath a corrugated fibre cement roof.

Building 'C' (approximately 45' x 30') A three- bay concrete portal framed barn with concrete floor beneath a corrugated fibre cement roof.

Building 'D': A former Milking Parlour and Oast House building of rendered block elevations beneath composite insulated roof panels that was granted temporary permission for residential use whilst the farmhouse was under construction. The building is split over three floors with three **Storerooms/Workshops** and a **Cloakroom** on the ground floor, and farmworker's facilities on the second and third floors.

Building 'E' (approximately 40' x 40') A fully enclosed **Workshop** with concrete floor beneath a corrugated fibre cement roof.

Building 'F' (approximately 95' x 30') A six-bay concrete portal framed barn with chalk floor beneath a corrugated fibre cement roof.

Building 'G' (approximately 75' x 30') A five bay concrete portal framed hay barn with concrete floor beneath a corrugated fibre cement roof.

Building 'H' (approximately 150' x 24') A ten bay concrete portal framed livestock barn with concrete floor beneath a corrugated fibre cement roof.

Building 'I' (approximately 90' x 45') A six bay concrete portal framed livestock barn with part chalk and part concrete floor beneath a corrugated fibre cement roof.

THE LAND

The land at Spratsbourne is classified as Grade 3, and currently subdivided into twelve hedged and fenced enclosed pasture fields, with scattered woodland shaws, all of which benefit from access to drinking troughs connected

to mains water. The land benefits from a concrete roadway that serves six of the of the southern fields, and a gateway from the highway into one of the northern fields (Coney Field). Additional access to the north eastern field (Kennel Holt Field) is available over a private road within third party ownership. The land has a gently sloping southern aspect.

SERVICES

FARMHOUSE

Mains electricity and water. Oil and private drainage

OUTBUILDINGS

Mains electricity to all the outbuildings (including 3 phase to buildings 'D' and 'E'. Mains water supply to the triple span livestock building and to buildings 'D', 'H' and 'I'.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE

The property is freehold and registered under Land Registry Title Number K744017.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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.

A public footpath runs along the farm drive, but there are no public footpaths crossing any of the fields.

LOCAL AUTHORITY

Tunbridge Wells Borough Council- Council Tax: Band F

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them 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.

AGRICULTURAL OCCUPANCY CONDITION

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of The Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person.

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 any additional residential dwellings within a period of 30 years from the date of sale.

BASIC PAYMENT ENTITLEMENTS

There are no BPS Entitlements included in the sale.

Unless sold before 15th May 2021, the 2021 BPS claim will be submitted by the vendors and the payment retained by them. The purchaser(s) will be required to comply with the Cross-Compliance Rules from the date of completion until 31st December 2021 and indemnify against any breach committed during this period.

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.

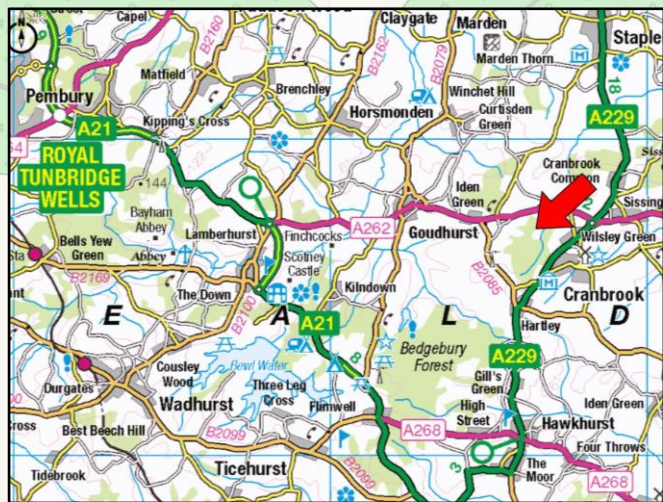
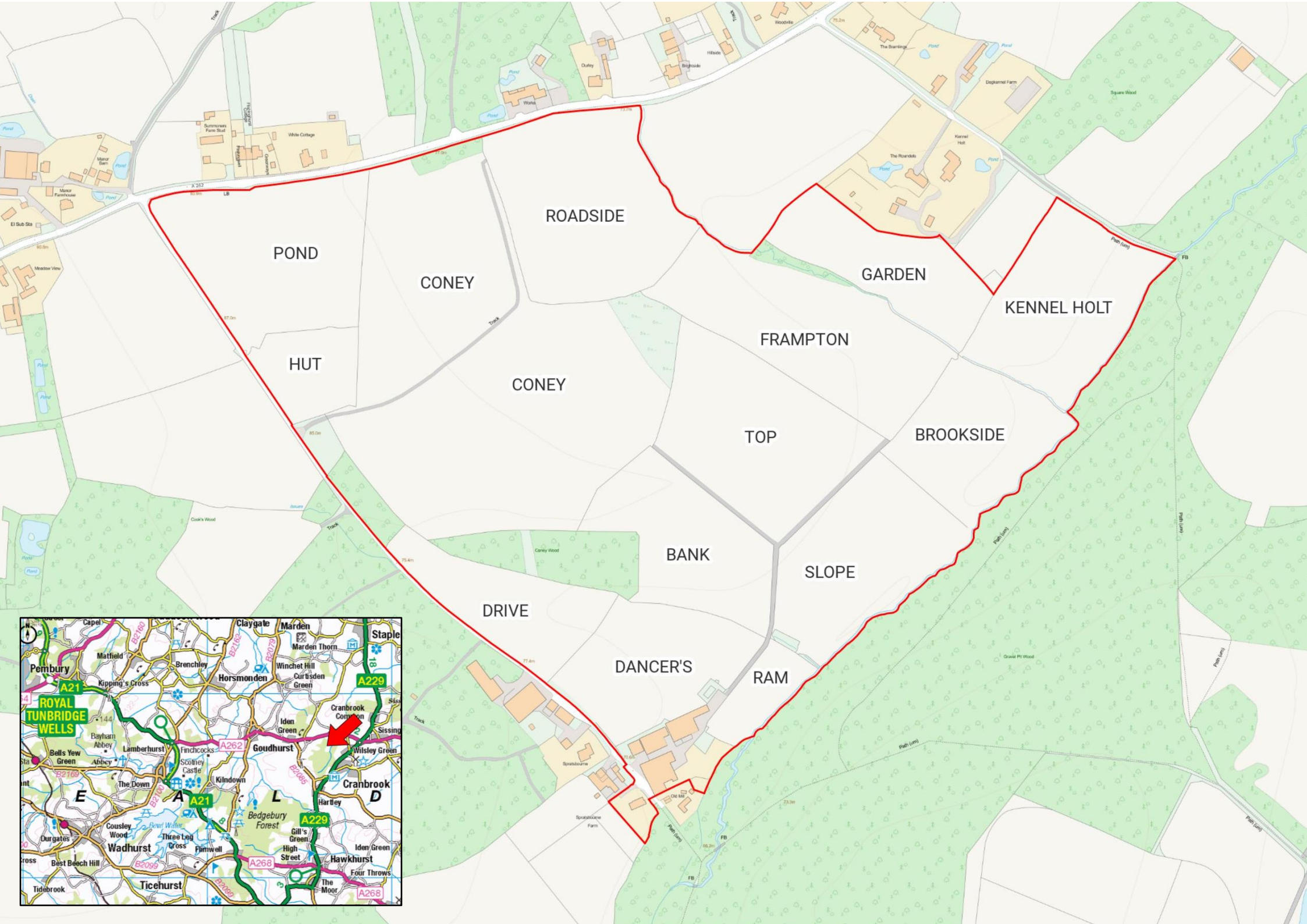
PURCHASER IDENTIFICATION

In accordance with 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.

VIEWINGS

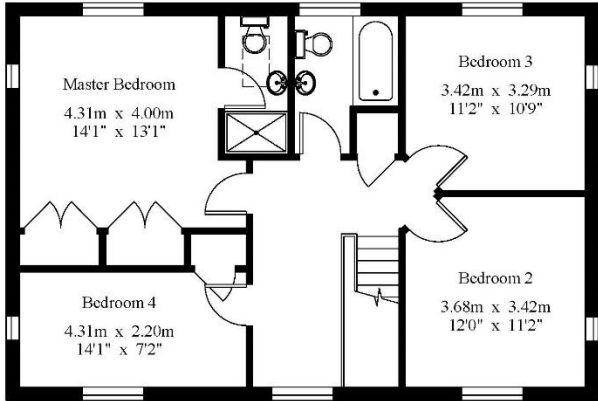
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



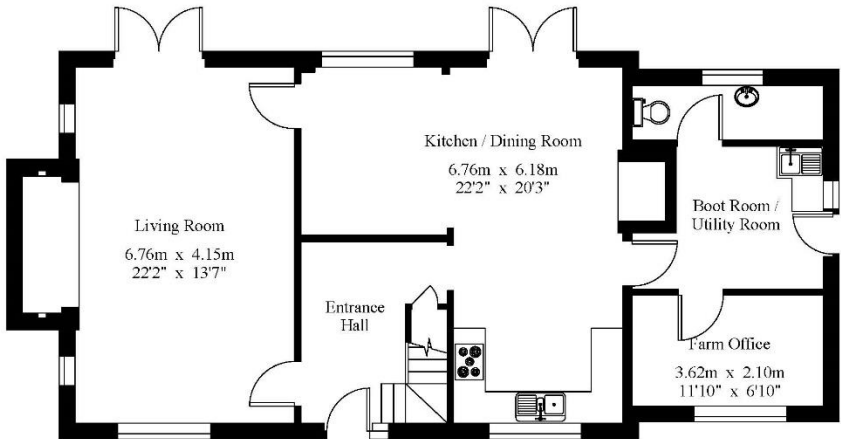


Spratsbourne Farm

Gross Internal Area : 172.6 sq.m (1,857 sq.ft.)



First Floor



Ground Floor



For Identification Purposes Only.
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Land and Property Experts
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