



BARN ON CHICKENDEN LANE
CHICKENDEN LANE · STAPLEHURST · KENT TN12 0DP

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Staplehurst	- 1 mile
Headcorn	- 2 miles
Cranbrook	- 5 miles
Maidstone	- 10 miles
Tonbridge	- 17 miles

A detached unconverted curtilage listed Kent Barn with full planning permission to be converted into a three bedroom residential dwelling within the Cranbrook School Catchment Area in a rural private plot with private entrance and paddock land.

- Planning Permission under reference 23/501635/FULL – Maidstone BC
- Private plot with pond and surrounded by mature hedges and trees.
- Good sized garden curtilage
- Paddock land
- Road frontage and private access.
- 1.15 acres in total

GUIDE PRICE: - £255,000

VIEWING: - Strictly by arrangement via the sole agents

**BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077
challock@btfpartnership.co.uk**

LOCATION

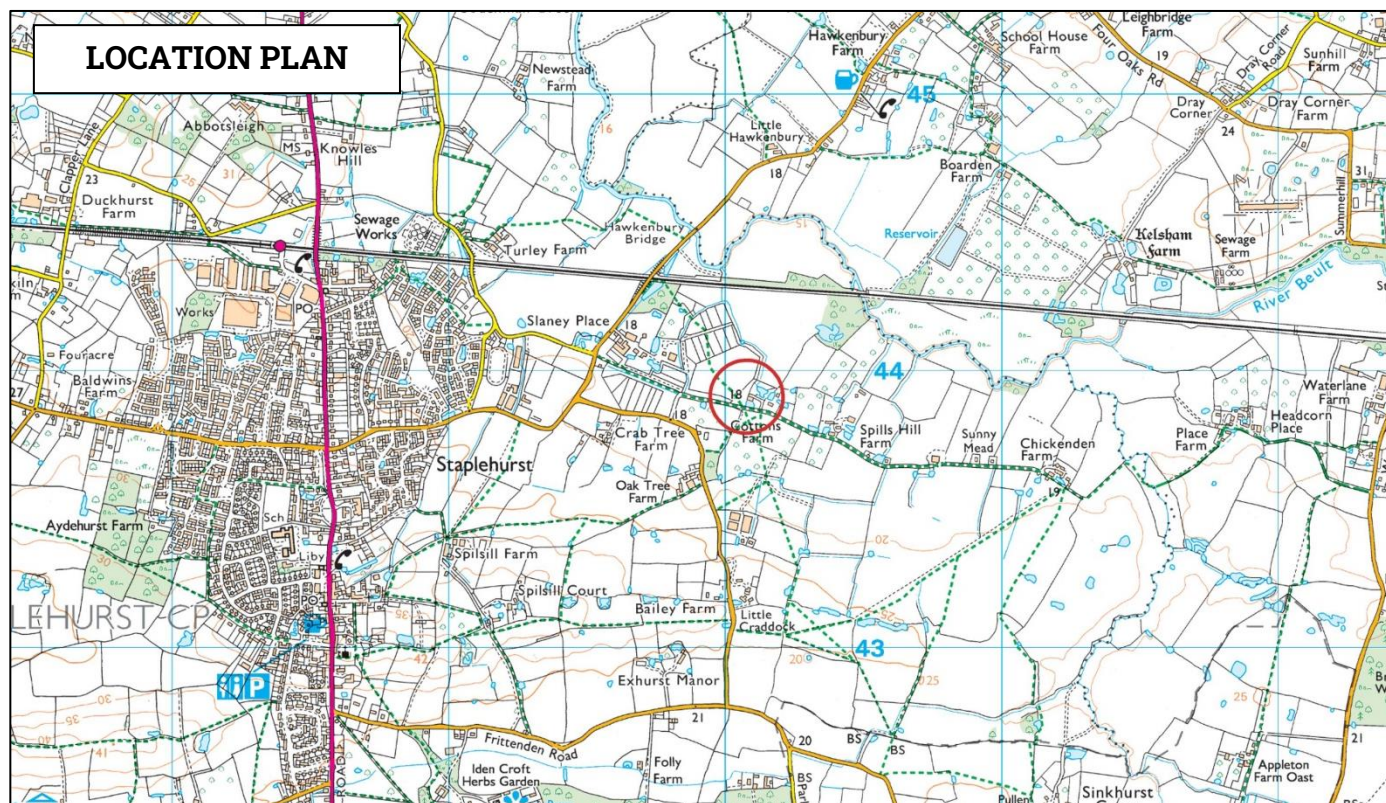
The Barn on Chickenden Lane is situated approximately 1 mile to the east of the village of Staplehurst on a private country 'No Through' road. Staplehurst provides your usual day to day facilities, amenities, supermarket store and mainline train station to London Charing Cross in under an hour. The Barn is situated within the Cranbrook School Catchment Area with Cranbrook only 5 miles south which provides further schooling, services and amenities. Maidstone 10 miles north and Tonbridge 15 miles provide further amenities, facilities and schooling along with links to the national motorway and rail network with links to London all under an hour. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Staplehurst Railway Station head south down to the traffic lights. Turn left at the lights and head east on the Headcorn Road for 0.6 miles and take a right turn onto Cradducks Lane. Follow this for 0.2 miles and take the first left onto Chickenden Lane. Continue down Chickenden Lane for 0.2 miles and the entrance to the property and the paddock is on the left.

WHAT 3 WORDS

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DESCRIPTION

The Barn on Chickenden Lane is situated on a quiet no through road just to the east of Staplehurst. The Barn itself is detached and curtilage listed and provides an incoming purchaser with the opportunity to convert the building into a three bedroom residential dwelling under Maidstone Borough Council planning reference 23/501635/FULL. The proposed accommodation comprises the following: -

The Front door to the north opens to **Entrance Hall** with door through to **Workroom/Gym** further doors lead to a **Downstairs Cloakroom, Office/Study** and open plan **Kitchen, Dining Room** and **Living Room** with link through to **Garden Room** and doors to **Rear Garden**. In addition, there is a **Store/Utility Room** accessed from the Rear Garden.

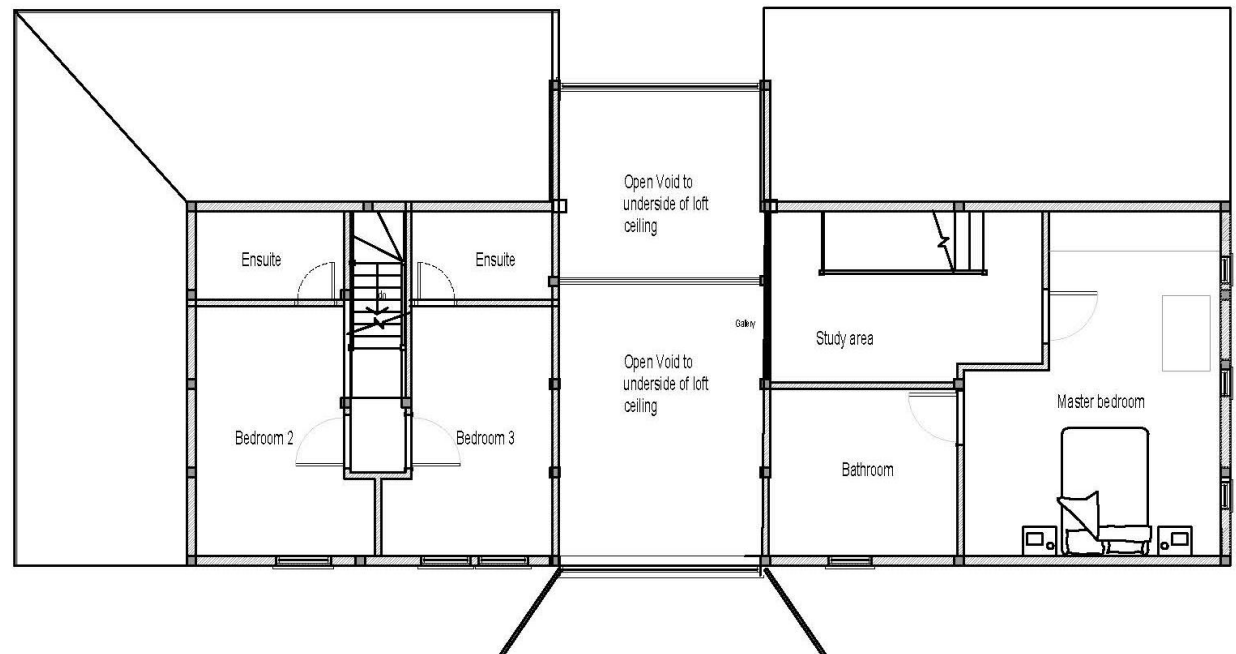
Two staircases lead from the Ground Floor Entrance Hall to the First Floor. At the top of the **West Staircase** is the **Master Bedroom** with **En-suite**, as well as a **Study Area** immediately at the top of the stairs on the Landing. The **East Staircase** leads to **Bedroom 2** with **En-suite** and **Bedroom 3** with **En-suite**. The total floor area of the barn once converted will amount to 2368 ft².

Outside there are to be lawned and landscaped gardens to the front, sides and rear with a new private sweeping access drive directly from Chickenden Lane through the paddock leading to a parking area between the pond and the dwelling as shown on the artist impression on the front of the brochure. The property extends in total to 1.15 acres as shown outlined in red on the Boundary Plan overleaf.



**PROPOSED
GROUND FLOOR PLANS**

**PROPOSED
FIRST FLOOR PLANS**





BOUNDARY PLAN



ACREAGES

These acreages are taken from Land App for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

SERVICES

The barn has both an electric and water supply. Please note neither have been tested by the selling agent and prospective buyers will need to

ACCESS

Access will be directly from Chickenden Lane to the south which is a private lane. A new access gate is proposed with a sweeping driveway with an additional access already in place to the paddock to the west.

PHOTOGRAPHS

The photographs included in these particulars were taken in October 2024.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to take the property to Informal Tender, Formal Tender or Auction at a later date if required.



FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available. Office Copy Entries & Title Plan are available from the selling agents.

LOCAL AUTHORITIES

Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ.

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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.

TENURE

The land is to be sold freehold and is registered under title number TT86061. Office Copy Entries & Title Plans are available from the selling agents.



PUBLIC RIGHTS OF WAY

There is a single public right of way crossing the paddock from east to west. A public rights of way plan is available from the selling agents.

COMMUNITY INFRASTRUCTURE LEVY

A Community Infrastructure Levy (CIL) is due on the property to a total of £25,960.92. A copy of the necessary notices are available from the selling agents.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

VIEWING

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be arranged and accompanied with the sole agents details of which are as follows: -

BTF Partnership

Canterbury Road, Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

£255,000





Land and Property Experts

www.btfpartnership.co.uk

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