



Land & Property Experts

DEVELOPMENT PLOT



**HAWKBRAND HOUSE
KNOWLE ROAD · BRENCHLEY · KENT TN12 7DJ**

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BRENCHLEY
KENT TN12 7DJ**

<i>Brenchley</i>	-	<i>1.5 miles</i>
<i>Paddock Wood</i>	-	<i>2 miles</i>
<i>Royal Tunbridge Wells</i>	-	<i>8 miles</i>
<i>Cranbrook</i>	-	<i>10 miles</i>
<i>Ashford</i>	-	<i>25 miles</i>

A former farm office building and has planning consent for redevelopment into a 3-bedroom dwelling close to the popular village of Brenchley.

- Approval for the redevelopment into a 3 bedroom detached dwelling (1,600ft²) with landscaped gardens to the south.
- Planning Application reference: - 18/03778/FULL – Tunbridge Wells Borough Council
- In all extending to 0.17 acres
- Single storey conversion including Master Bedroom with Dressing Room and Ensuite.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £325,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Canterbury Road
Challock
Ashford
Kent TN25 4BJ**

01233 740077 / challock@btfpartnership.co.uk

LOCATION

Hawkbrand House is situated approximately 2 miles to the north of Brenchley village and 2 miles south east of Paddock Wood which is able to provide a good range of day to day facilities and amenities along with national rail link to London stations in little over an hour. Tonbridge is 7.5 miles west and provides further facilities and good leisure and schooling along with links to the national motorway network.

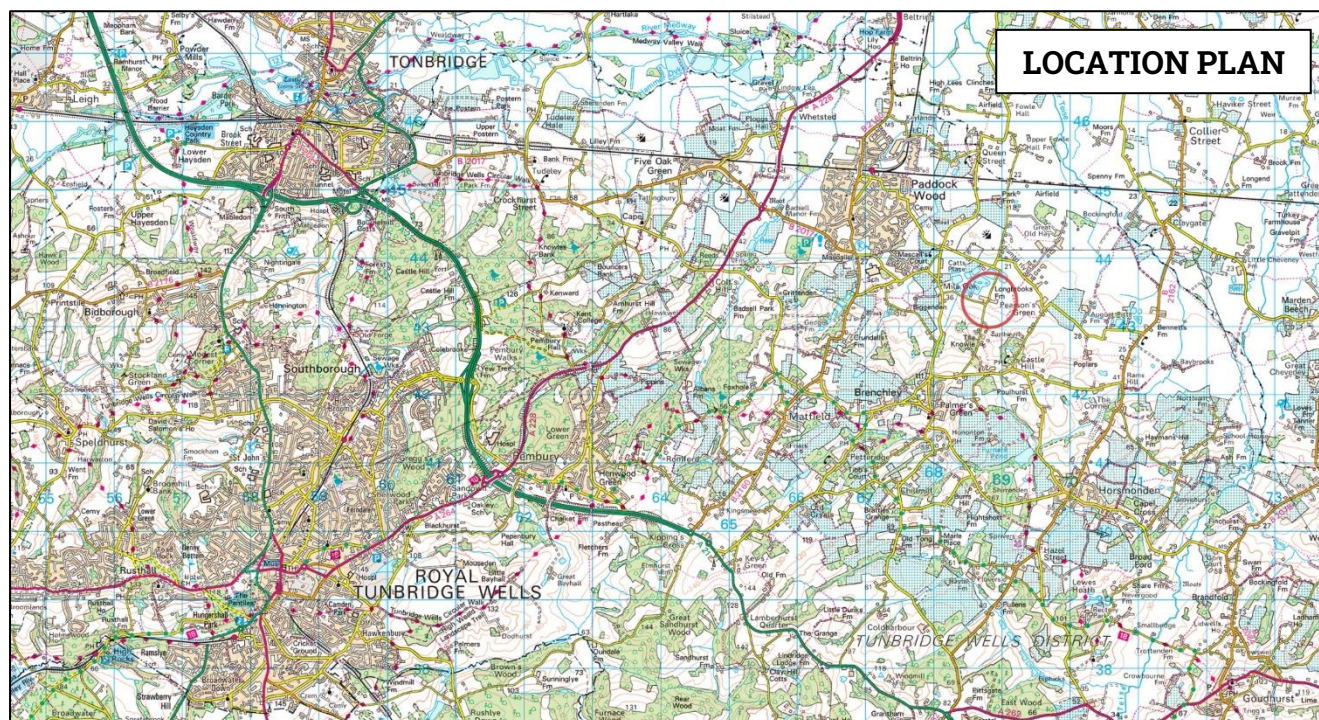
Tonbridge hosts a significant range of amenities and facilities including Ashford Outlet Centre, Rail connections with links to London (43 minutes) and the national motorway network (M25 via (A21). Royal Tunbridge Wells is 9 miles south west with a comprehensive range of amenities and leisure facilities. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From Paddock Wood station, head east on Station Road continuing onto Church Road for a mile, turn left when reaching Mile Oak Road, then immediately right Pearsons Green Road. Continue for 600 meters, before keeping right at the fork to Knowle Road, after 500 meters the property will be on your left.

WHAT 3 WORDS

[///assess.handle.arming](http://www.assess.handle.arming)



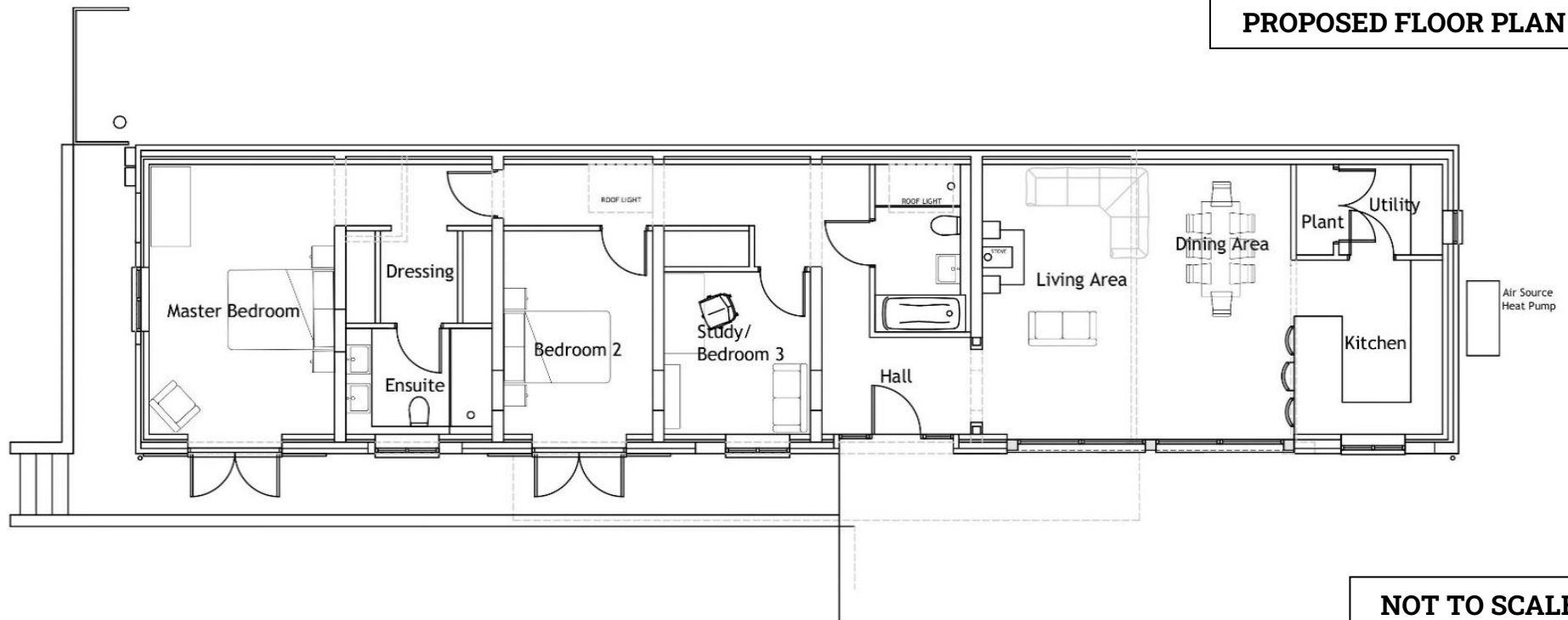
GENERAL DESCRIPTION

Hawkbrand House offers the rare opportunity for the incoming purchaser to convert a detached former farm office building in to a single storey with pitched apex roof, dwelling with 3 bedrooms under Tunbridge Wells Borough Council planning reference 18/03778_FULL. The proposed accommodation comprises the following :-

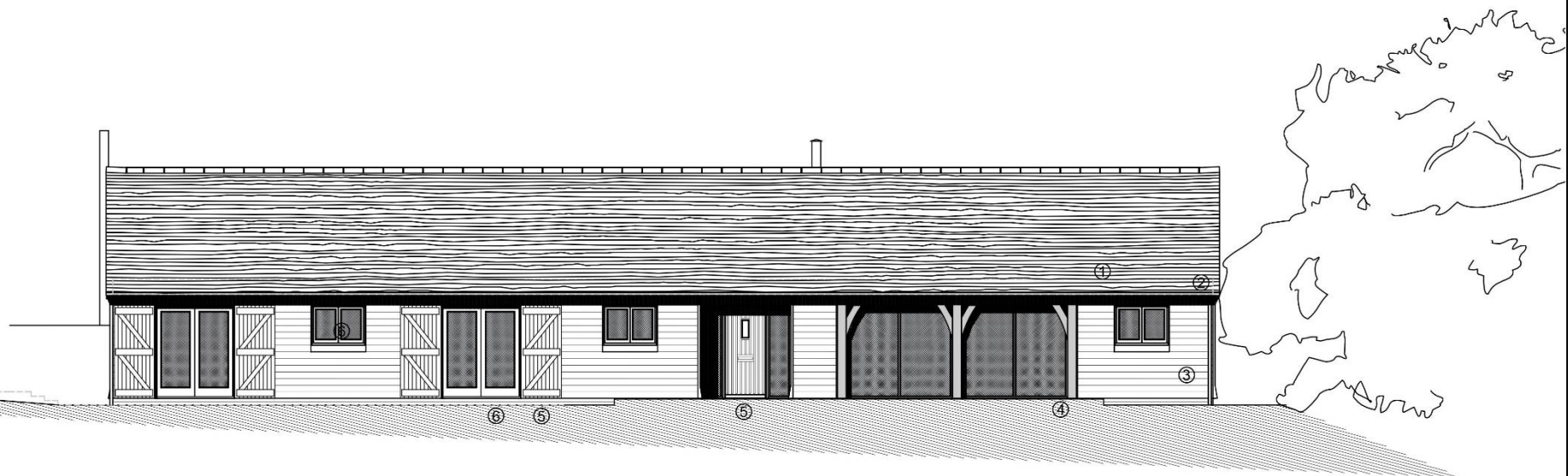
The Front door to the south opens to **Entrance Hall** with door through to the **Living Area** which is open plan with the **Dining Area** to **Kitchen** with door to **Utility Room** and **Plant Room**. Further doors from the Entrance Hall leads to **Family Bathroom** with bath, w/c, shower and wash hand basin, and into **Rear Hallway**. Rear Hallway with doors to **Master Bedroom** with **Dressing Room** and **Ensuite** with Jack and Gill wash hand basins along with doors to **Garden**. Further doors lead to **Bedroom 2** (double) with doors to Garden and **Bedroom 3/Study**. The proposed dwelling will extend to approximately 1,600 ft².

Outside there is a proposed Driveway to the south along with landscaped Garden Areas.

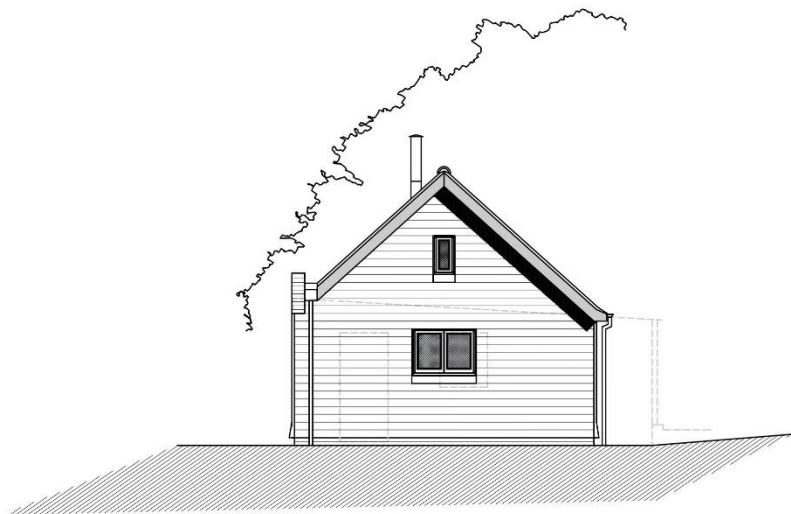
PROPOSED FLOOR PLAN



PROPOSED ELEVATIONS



SOUTH - WEST ELEVATION



NORTH - WEST ELEVATION

SCHEDULE OF EXTERNAL MATERIALS

1	ROOF PROFILED STEEL COMPOSITE PANELS	MERLIN GREY
2	RAINWATER GOODS POWDER COATED ALUMINIUM	QUARTZ GREY
3	EXTERNAL CLADDING SAWN OAK FEATHEREDGE BOARDING	OAK LEFT TO WEATHER TO SILVER GREY
4	FEATURE FRAMING	OAK LEFT TO WEATHER TO SILVER GREY
5	MAIN DOORS	PURPOSE MADE OAK CLEAR TOP SEAL
6	WINDOWS AND FRENCH DOORS	POWDER COATED ALUMINIUM QUARTZ GREY





BOUNDARY PLAN



Produced on Land App, Sep 8, 2025.
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NOT TO SCALE



SERVICES

The property is not connected to any services, but they are believed to run down the Knowle Road.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

Access is directly from Knowle Road into the freehold property edged red on the Boundary Plan. As far as we are aware Knowle Road is an adopted public highway.

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.

PLANNING

18/03778/FULL – Conversion of the former farm office known as, Hawkbrand House to a Residential Dwelling.
20/01449/FULL - Change roof structure from flat roof to apex roof.

Copies of the consented plans and Decision Notice are available from the Selling Agents or from the online Planning Portal. Please note the Vendor has informed us that the 2018 planning consent has been implemented. Buyers should make their own enquires.

LOCAL AUTHORITY

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

Tunbridge Wells Borough Council, Town Hall, Tunbridge Wells, Kent TN1 1RS.

TENURE

Hawkbrand House is registered under Title Number K972954. A copy of the Office Copy Entries and Title Plan is available from the Selling Agents upon request.

PLANS

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

EASEMENTS, WAYLEAVES & 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.

PHOTOGRAPHS

The photographs within these particulars were taken in August 2025.

PURCHASER IDENTIFICATION

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

ACREAGES & MEASUREMENTS

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.

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. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Millie Palmer-Pilc on the contact details below.

BTF Partnership

Clockhouse Barn

Canterbury Road

Challock

Ashford

Kent TN25 4BJ

Tel: 01233 740077 - Mob: 07353 002627

Email: challock@btfpartnership.co.uk

Reference: MPP/R2074.1

GUIDE PRICE

£325,000



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