



Land & Property Experts



DEVELOPMENT OPPORTUNITY

TERRYS LODGE BARN

TERRYS LODGE ROAD · WROTHAM · KENT TN15 7EE

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West Kingsdown - 2 miles
Wrotham Heath - 4 miles
Sevenoaks - 6 miles
Royal Tunbridge Wells - 17 miles
London - 22 miles

Planning consent for the conversion and redevelopment of a detached barn to a 3 bedroom residential dwelling in a private yet highly accessible location.

- Approval for the conversion and redevelopment of a detached barn into a three bedroom detached dwelling
- Planning Application reference: 21/03306/FUL – Sevenoaks District Council
- A private rural yet accessible location
- Total consented footprint of 168m² (1,808ft²)
- In all extending to 3.42 acres.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £395,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Clockhouse Barn
Canterbury Road
Challock**

Ashford, Kent TN25 4BJ

01233 740077

challock@btfpartnership.co.uk

LOCATION

Terrys Lodge Barn is situated just to the south of the village of West Kingsdown down Terrys Lodge Road in a highly desirable part of Kent. West Kingsdown is able to provide the majority of day-to-day facilities including shops, schools and public houses with the larger town of Sevenoaks 6 miles to the south west providing a more comprehensive range of facilities and amenities along with links to Royal Tunbridge Wells and London. The national motorway network and links to the M20 and M26 is only 2 miles south.

Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From junction 2 of the M20, exit and continue north on the A20/London Road for approximately 1 mile. Continue left onto Terry's Lodge Road southbound for approximately 0.5 miles and the access to the property is on the right just before the road continues under the M20 bridge.

WHAT 3 WORDS

///exist.raced.waters



GENERAL DESCRIPTION

Terry Lodge Barn comprises a detached agricultural building within a site of approximately 3.42 acres with a private driveway directly off Terrys Lodge Road. Planning has been granted for conversion and redevelopment into a residential dwelling under planning reference 21/03306/FUL – Sevenoaks District Council. An artists impression once built is below along with floor plans opposite and elevations and sections overleaf. A detailed description of the consented accommodation is as follows: -

The Front Door will open to **Entrance Hall** with a **Study** to the immediate right and **WC** to the left. Across leads to a spacious **Hallway** from which leads into the **Dining Area** and **Kitchen**. The **Family Room** is accessed from either the Kitchen or Hallway. There is also a **Utility Boot Room** under the stairs.

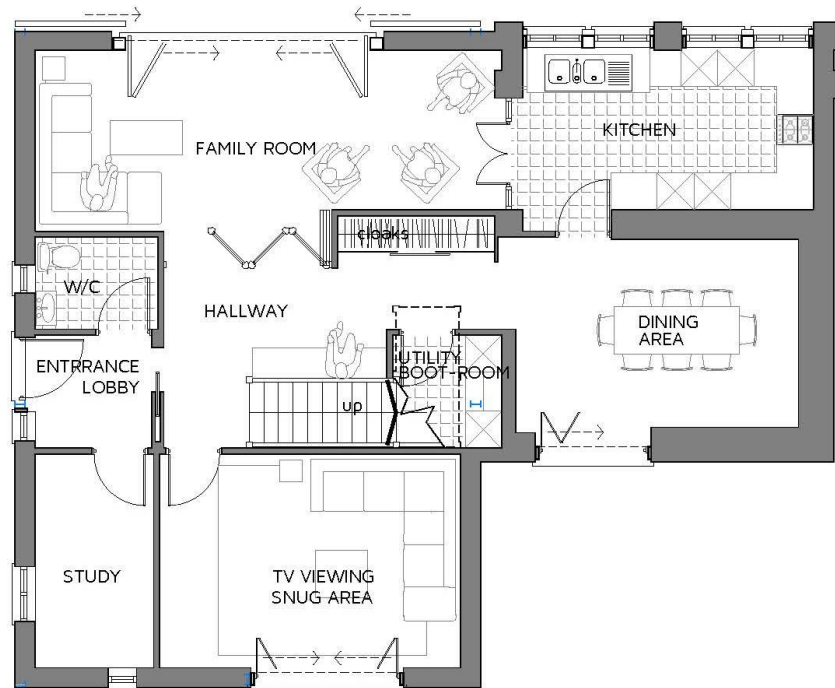
Stairs lead up from the Entrance Hall to the **First Floor Landing** with doors to **Master Bedroom** with En-Suite, **Bedroom 2** (double) and **Bedroom 3** (double), **Family Bathroom** with wash hand basin, w/c, bath and shower. The total footprint of the property once developed will extend to approximately 168 m² (1,808ft²).

Outside is wrap-around lawned garden and driveway and dedicated **Parking Spaces for 3 vehicles**. In addition, there is paddock land that creates the total site area of 3.42 acres and complete security and privacy. Please see the Boundary Plan overleaf showing the exact area that is offered for sale.

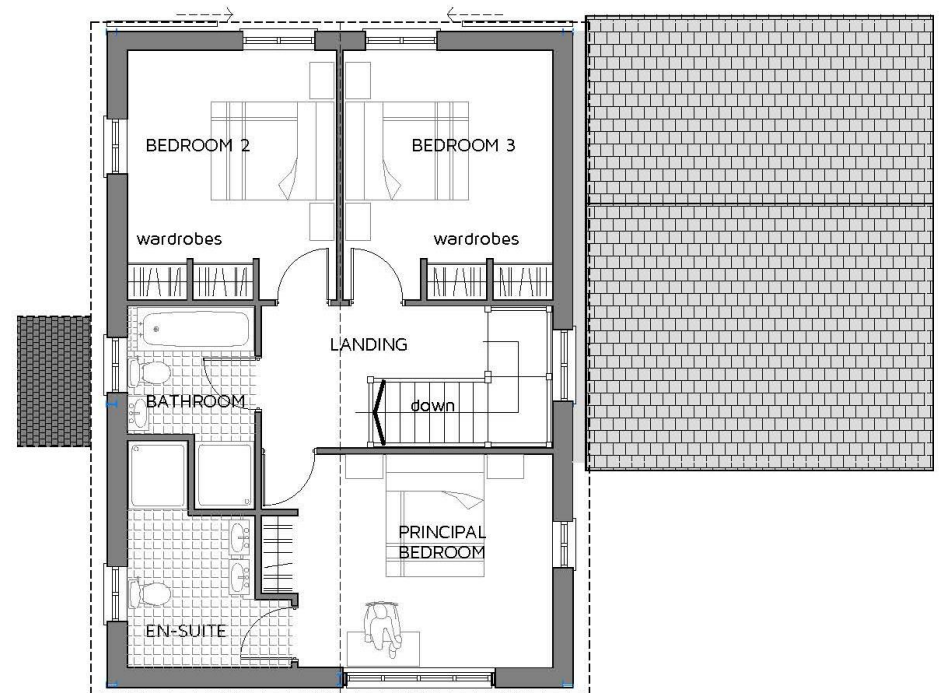
Artists Impression



PROPOSED FLOOR PLANS



GROUND FLOOR PLAN



FIRST FLOOR/ROOF PLAN

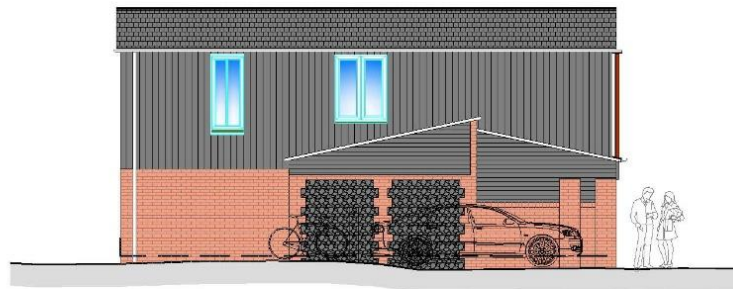
PROPOSED ELEVATIONS & SECTIONS



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



BOUNDARY PLAN



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NOT TO SCALE

50 m
Scale 1:1500 (at A4)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

The property is not connected to any mains services, but a supplies of electricity and water can be located on Terrys Lodge Road. **Please Note:** - None of the services have been checked or tested. A private drainage system will be required.

BOUNDARIES

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

ACCESS

Access to the property is directly from Terrys Lodge Road. As far as we are aware, the property adjoins the public highway, a Highways Search has been submitted and is available from the Selling Agents on request.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

TENURE

The property is registered as part of Land Registry Title Number K900365. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG

PHOTOGRAPHS

The photographs within this brochure were taken in July 2024.

PLANNING

Consent has been granted for the redevelopment and conversion of a detached barn into a residential dwelling under planning reference 21/03306/FUL.

A copy of the full decision notice along with the officer's report is available on the Sevenoaks District Council Planning Portal or the Selling agents if needed. **Please Note the consent was granted on 19th January 2022 with a condition stating that the permission must be begun before the expiration of three years from this date.**

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. There are no public rights of way crossing the property.

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 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

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 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.

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 are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

Clockhouse Barn, Canterbury Road

Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

Reference: AC/R1913.2

GUIDE PRICE

£395,000





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