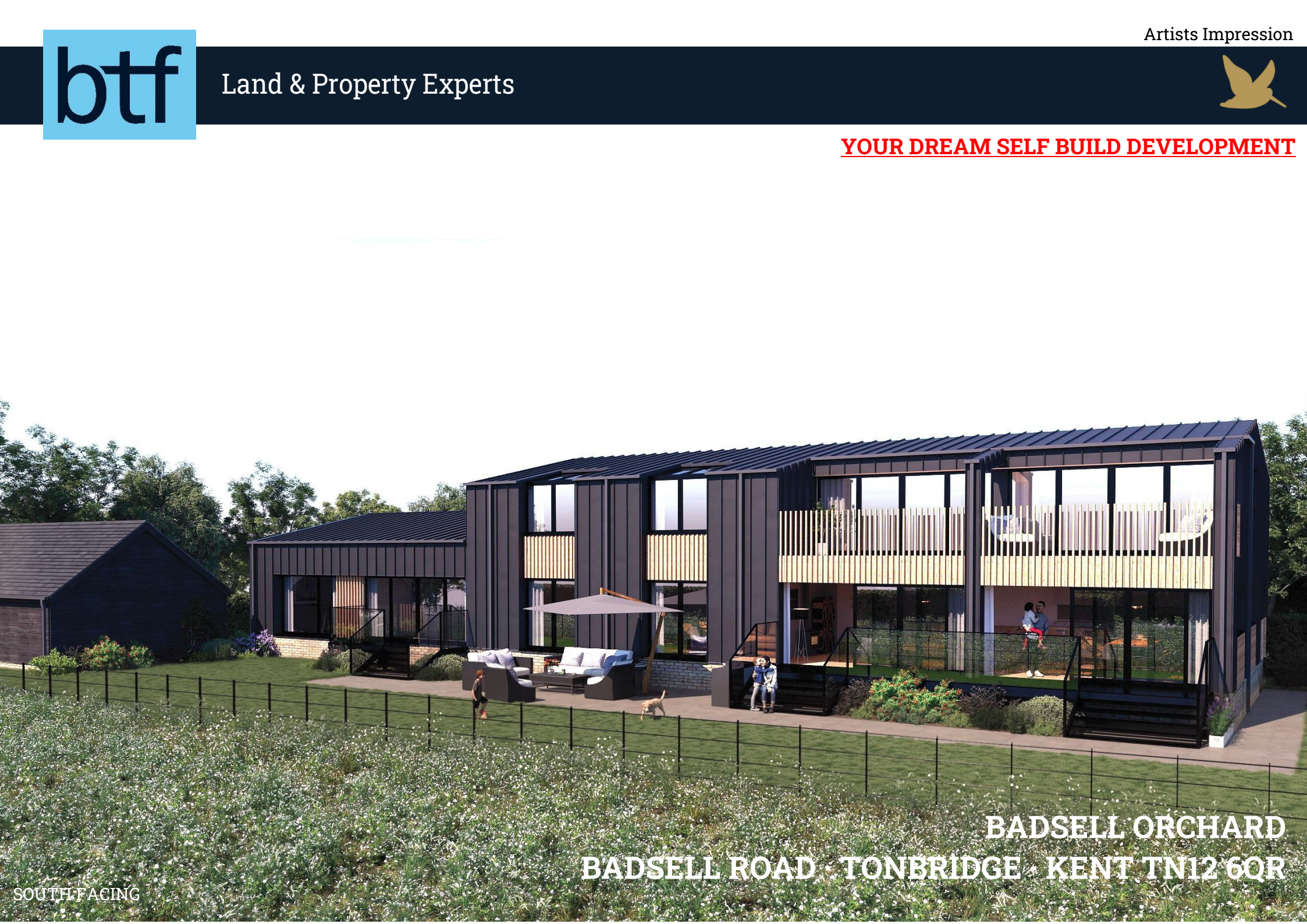
Land & Property Experts

Artists Impression

**YOUR DREAM SELF BUILD DEVELOPMENT**



# BADSELL ORCHARD

## BADSELL ROAD · TONBRIDGE · KENT TN12 6QR

SOUTH FACING

# BADSELL ORCHARD
# BADSELL ROAD
# TONBRIDGE
# KENT TN12 6QR

| | | |
|---|---|---|
| *Paddock Wood (main line station)* | - | *1.5 miles* |
| *Waitrose (Paddock Wood)* | - | *1.5 miles* |
| *Tonbridge (main line station)* | - | *4.5 miles* |
| *Royal Tunbridge Wells* | - | *6 miles* |
| *M20/M26* | - | *10 miles* |
| *Gatwick* | - | *36 miles* |

**A rare opportunity to purchase a semi-rural residential conversion in an accessible location with planning permission for a single detached dwelling of 4,500ft².**

- Permission for the redevelopment of a former agricultural barn into a spectacular detached 5-bedroom dwelling of 4,500 ft² including gym and entertainment room.
- Consent granted under Planning Refs: 23/02215, 24/02221, 24/01579, 24/00066, 25/02247 & 25/02246 – Tunbridge Wells Borough Council.
- Highly accessible and semi-rural location, with south facing views over open countryside, benefiting from the sun all day.
- Includes an established wildflower meadow, woodland shaw, orchard and borders the Tudely Brook.
- Total site area is approximately 2.15 acres.

**FOR SALE BY PRIVATE TREATY**

## OFFERS IN EXCESS OF - £580,000

**VIEWING: -** Strictly by appointment via the sole agents:
**BTF Partnership, Clockhouse Barn, Canterbury Road**
**Challock, Ashford, Kent TN25 4BJ**
**07851 732742 / 01233 740077 / challock@btfpartnership.co.uk**

## PLANNING HISTORY, OVERVIEW AND POTENTIAL SAVINGS

Much of the background work has been completed on the property already, with the barn being connected to water, electricity and internet along with consent to discharge surface and treated foul water into the Tudely Brook. These connections can cost in the region of £100,000 on other sites of a similar situation. Stamp Duty will be paid on the purchase price, not on the final value of the property which could be saving of in excess of £100,000.

- Consent was granted to convert the barn into an office building to include the glass externals and lifted floor and roof height.
- 23/02215 – Consent was granted for the conversion into a dwelling designed as a mostly in keeping green barn.
- 24/00066 – Consent for a car barn was granted.
- 24/01579 – Consent was granted for redesign works from the green barn to the tasteful design now.
- 24/02221 – Consent was granted for the addition of steps to the front elevation.
- 24/02179 – The consent for the Car Barn was approved with 24/01579.
- 25/02247 – Drainage works and the installation of a sewage treatment plant as implementation of planning permission 24/01579/FULL
- 25/02246 - Excavation and infilling of two concrete pads as implementation of planning permission 24/00066/FULL

## LOCATION

This rural building plot in Badsell Road is situated to the Southwest of the town of Paddock Wood. Paddock wood is able to provide a comprehensive range of facilities and amenities, with a rail station direct to London in under an hour. The property is located just outside of the town, in a quiet situation, whilst being easily accessible. The spa town of Royal Tunbridge Wells is 6 miles to the Southwest of the property and is known for its rich history and impressive Georgian and Victorian architecture and thriving town centre, with preserved historic charm, including independent boutiques, high-end retailers, and a good collection of cafes and restaurants.

## WHAT 3 WORDS

///gullible.hung.branded (entrance to driveway)

LOCATION PLAN

**DESCRIPTION**
The plot comprises a former agricultural barn, with planning permission to redevelop into a spacious 5 bedroom bespoke dwelling with ample living accommodation and facilities. The plans submitted allow for an accessible home offering spacious living with integrated features throughout. Planning Permission has been granted by Tunbridge Wells Borough Council. Copies of the Decision Notices can be obtained from the selling agents or from the Council's Planning Portal. The consented plans show a total Internal Floor Area of the dwelling to be 4,540ft$^2$, with a detached Garage.

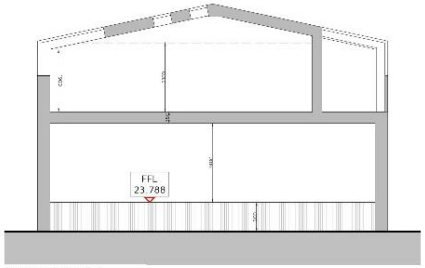
**The internal layout of the property can be altered to the Purchasers taste.** The dwelling can comprise: -

**Ground Floor -** Front door to **Entrance Hall** leading through to the open plan **Formal Dining Area**, with integrated **Wine Storage**, with door to **Snug**. Leading through to the **Living Room** and **Kitchen/Breakfast Room** with Bifold doors to **Terrace** and **Rear Garden** with doors to **Utility/Boot Room** with door to **Outside**, further doors lead to the **Rear Hallway** with doors to **Store Room, Study** and **Downstairs Cloakroom.** Further doors from the Entrance Hall lead to **Entertainment Room** with Door to **Gym** with **Shower Room** which benefits from a separate access if needed. There is also access from the Store Room to **Two External Stores**.

**First Floor –** A Feature Stairwell leading up from the Entrance Hall to the **First Floor Landing** with doors to **Bedroom 1** (double) with **Dressing Area, Balcony** and **Ensuite** with dual shower, bath, w/c and Jack and Jill wash hand basins. **Bedroom 2** (double) with **Dressing Room** and Ensuite with shower, w/c and wash hand basin. Further doors lead to **Bedroom 3** (double) with Balcony and Ensuite with wash hand basin, w/c and shower, **Bedroom 4** (double), **Bedroom 5** (double), **Store Cupboard**, **Laundry Cupboard** and **Family Bathroom** with bath, shower, Jack and Jill wash hand basins and w/c. Floor plans can be seen overleaf to see the layout of the property as described.

# PROPOSED ELEVATIONS AND BUILD INFORMATION

**We can introduce you to a builder that have built bespoke dwellings in the area, who can deliver the build in 12 months and assist you with interior design.**




5. Proposed Section
1:100 @ A2

**NORTH FACING**

1. Proposed Rear Elevation
1:100 @ A2

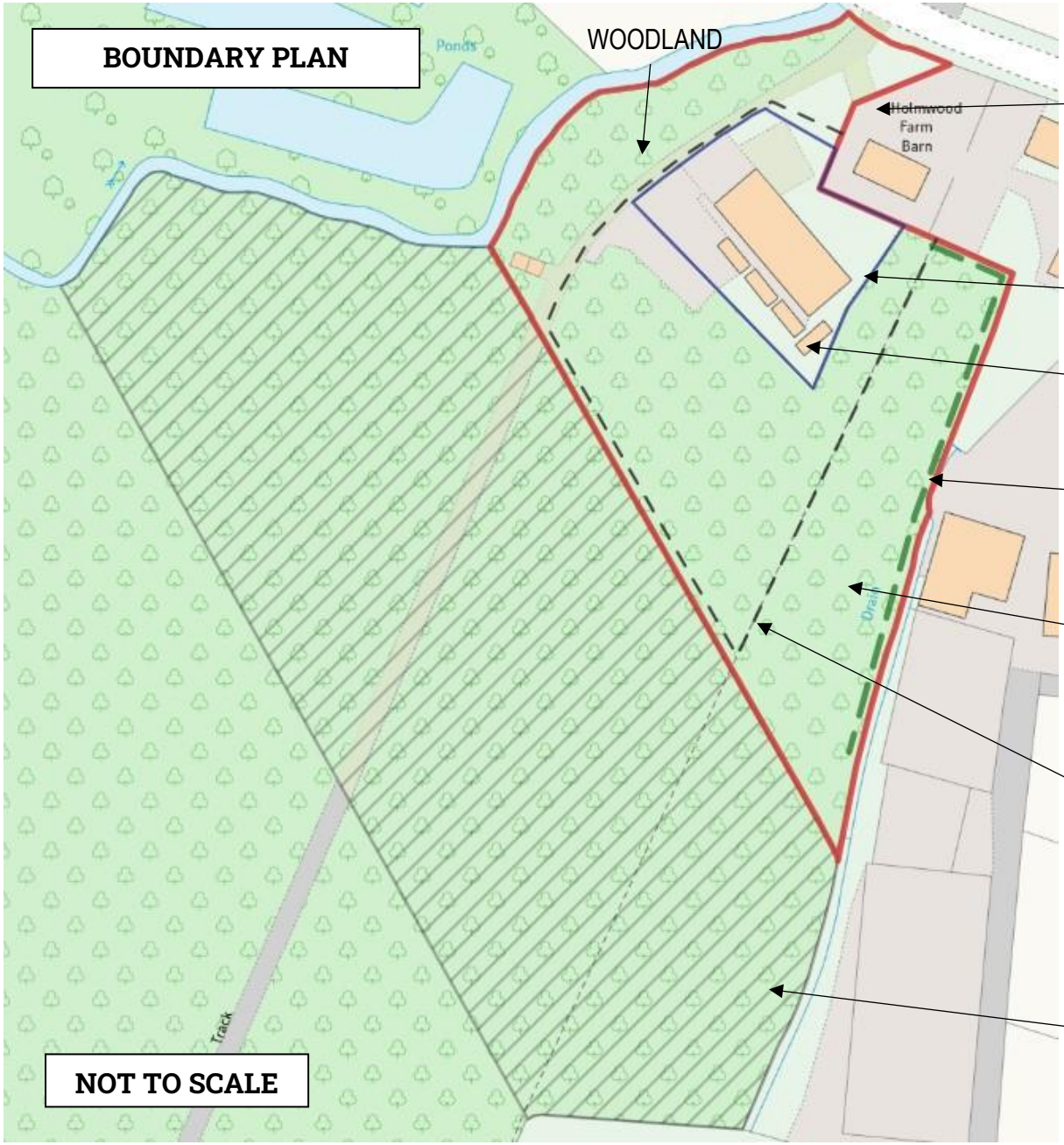
2. Proposed Side Elevation
1:100 @ A2

**SOUTH FACING**

3. Proposed Front Elevation
1:100 @ A2

4. Proposed Side Elevation
1:100 @ A2

**BOUNDARY PLAN**




**PLAN KEY**

OWNERSHIP BOUNDARY – 2.15 ACRES

PERMITTTED DEVELOPMENT AREA

4 PORTA CABINS TO BE REMOVED

4M EVERGREEN HEDGE

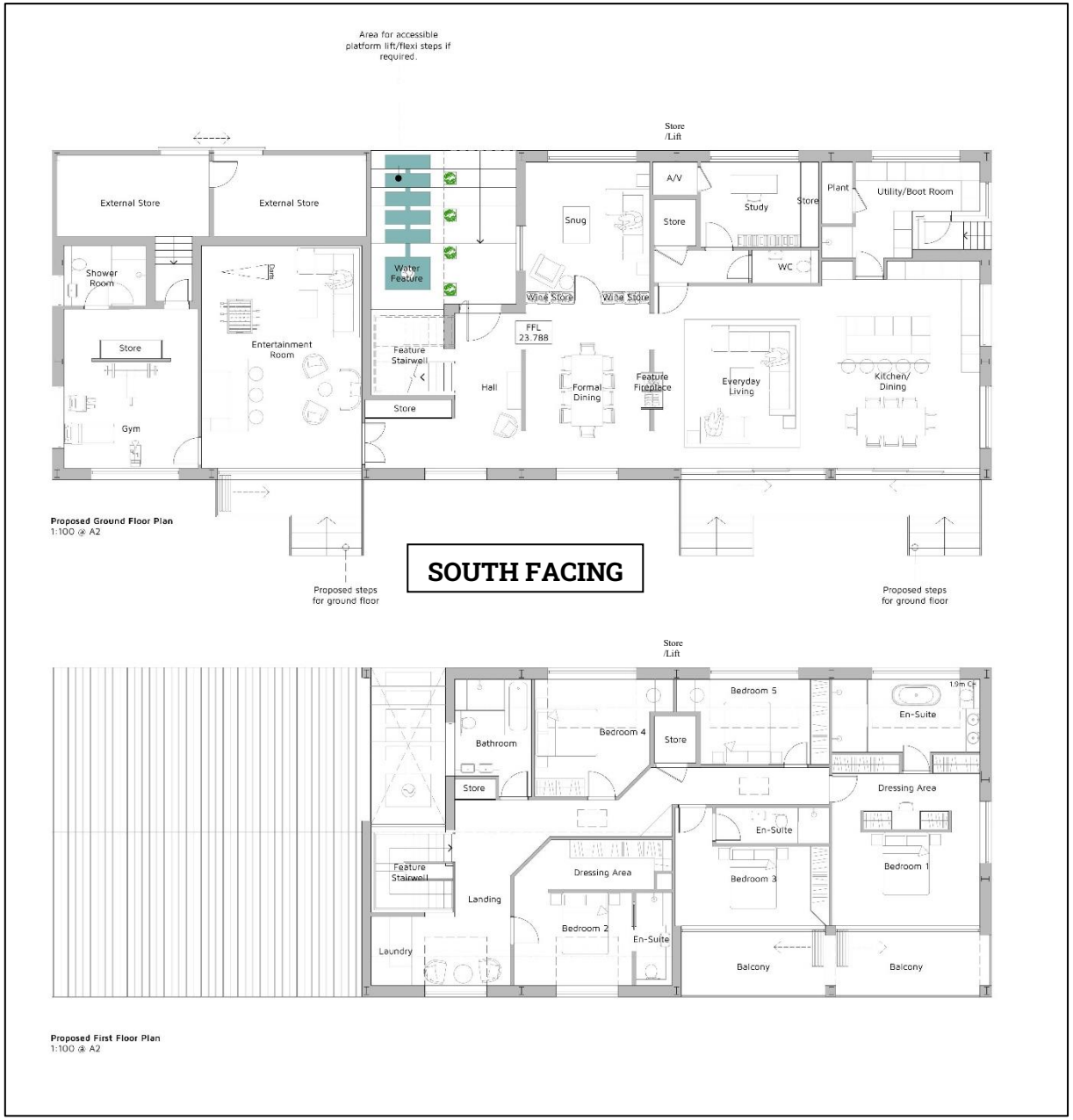
ORCHARD

2M DOG PROOF FENCE & HEDGE

NO BUILD COVENANT AREA (3.75 ACRES)

# PROPOSED FLOOR PLANS – GROUND FLOOR AND FIRST FLOOR

The Purchaser can redesign the interior of the Property to best suit their needs.



## SERVICES
Private drainage is provided on the site by a compliant sewage treatment plant located within the curtilage of the plot, having recently been installed.

## BOUNDARIES
The purchaser must satisfy themselves on the location of all boundaries from their inspection.

## ACCESS
Access is directly from the Badsell Road on the south side, which we believe to be a publicly adopted highway.

## METHOD OF SALE
The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. This site will be available with vacant possession upon completion.

## PLANNING
Planning Permission has been granted for the erection of a detached five-bedroom dwelling by Tunbridge Wells Borough Council. Please note there are multiple Planning References related to this development, which are available from the Planning Portal online.

## ARTISTS IMPRESSION
Please be aware that all images shown in this brochure are computer generated images and are based on the consented plans.

## LOCAL AUTHORITY
**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ. 03000 41 41 41
**Tunbridge Wells Borough Council**, Mount Pleasant Rd, Royal Tunbridge Wells, Tunbridge Wells TN1 1RS

## TENURE
The development site is registered as part of Title Number K639151. Copies of the Office Copy Entries and Title Plan are available from the selling agents on 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 development site 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.

## 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 and measurements 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.

**BTF Partnership, Clockhouse Barn**
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**Email: challock@btfpartnership.co.uk**

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**SOUTH FACING**

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