



Land & Property Experts



**THE HAYBARN  
SWANTON LANE · WEST PECKHAM · MAIDSTONE · KENT ME18 5JY**

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KENT ME18 5JU**

*West Peckham* - 1 mile  
*West Malling* - 4.5 miles  
*Borough Green* - 5 miles  
*Tonbridge* - 6.5 miles  
*Sevenoaks* - 10 miles

**Consent for the conversion of a single detached agricultural barn to a residential dwelling with easy access to local facilities and amenities with approximately 7 acres of land and far reaching views.**

- Approval for conversion to a two bedroom detached dwelling
- Planning Application reference: -23/01446/FL– Tonbridge & Malling Borough Council
- A rural yet accessible location with good transport links nearby
- In all extending to 7.03 acres.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: Offers in Excess of £500,000**

**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**

The Haybarn is situated approximately 1 mile north of West Peckham village and 5 miles north-west of Borough Green which is able to provide a good range of day to day facilities and amenities along with national rail link to London stations in under an hour. West Malling is 4.5 miles north-east and provides further facilities and good leisure and schooling along with links to the national motorway network.

The town on Sevenoaks is 10 miles west and provides a more comprehensive range of facilities and amenities including mainline rail stations to London and links to the national motorway network via the M26 and M25. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

**DIRECTIONS**

From the centre of West Peckham by the Swan on the Green pub, head east on Church Road for approximately 150 meters, turning left when meeting the T junction. Follow this road for until reaching the fork right to Stan Lane, follow for 0.5 miles. Upon reaching a fork, keep right and follow this road for approximately 300 meters where the property entrance will be located on your right.

**WHAT 3 WORDS**

///pokers.tried.cracks





## GENERAL DESCRIPTION

The Haybarn comprises a former agricultural building along with a 20m x 40m menage with a rubber surface. The building is a detached agricultural building of concrete portal frame construction clad in corrugated fibre cement sheeting and is under a corrugated fibre cement roof. This building has approval subject to various conditions for conversion into a residential dwelling under planning reference 23/01446/FL – Tonbridge & Malling Borough Council. A breakdown of the accommodation is as follows: -

The Front Door will open to **Utility Room** with wash hand basin, with door to an open plan **Kitchen & Living Room Area** with Bi Fold doors to the **Garden**. In addition, there is a fitted cupboard for storage purposes in the Kitchen/Diner. From here a door leads through to **Bed 1** (double) with **Ensuite** and doors to Garden, **Family Bathroom** with shower, w/c and wash basin and further door to **Bedroom 2** with Bi Fold door to the Garden, Ensuite with bath, w/c and wash basin. The total footprint of the property to be converted extends to approximately 1,200ft<sup>2</sup>.

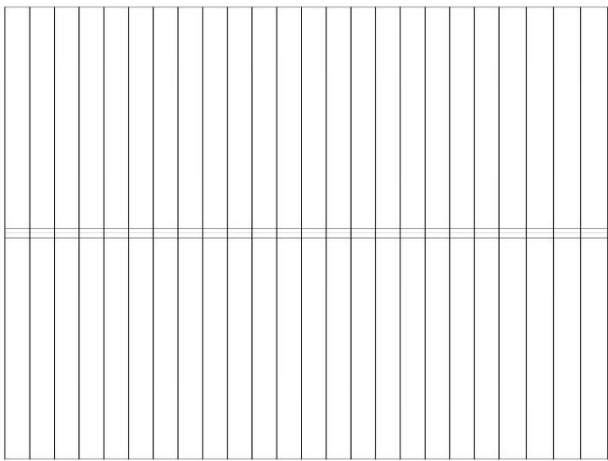
Outside is a proposed gravel driveway coming in from the Swanton Road to the north east and leading up to the proposed dwelling where there has been ample off road **Parking Spaces** allocated next to the barn. Please see the consented elevations and floor plans opposite for further information along with a proposed Block Plan overleaf.



**CONSENTED FLOOR PLANS & ELEVATIONS**



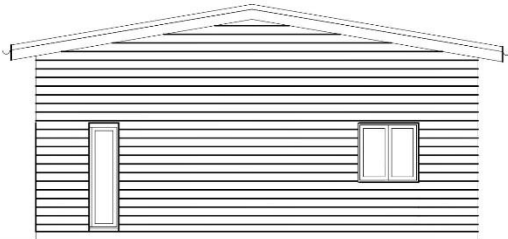
Floor Plan



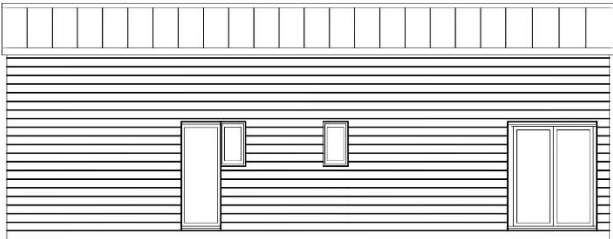
Roof Plan



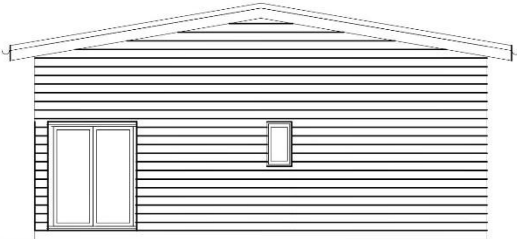
North Elevation



West Elevation



South Elevation



East Elevation

**NOT TO SCALE**

TITLE  
Proposed conversion

JOB - Hay Barn The Hurst Swanton

DRG No P102      SCALE 1 : 100 @ A3

**PROPOSED BLOCK PLAN**

Trevalia Ridge

Reservoir

New Gate Drive

Bo-peep Shaw



**NOT TO SCALE**

Rev A  
Red line area reduced

TITLE  
Proposed site plan

JOB- Hay Barn The Hurst Swanton

DRG No P104 A      SCALE 1 : 500 @ A2



## LAND

The agricultural land at the property surrounds the consented residential dwelling to the north, east and west and is classified as Grade III on the Agricultural Land Classification Plan for England & Wales and extends to approximately 7 acres. The land is all laid to grass and is grazed by a neighbour's horses on a handshake agreement. The boundaries are predominantly natural hedgerows with fencing. There is a public bridleway that borders the land on the western boundary. The land provides security for the residential dwelling and views throughout the Kentish countryside and is surrounded by woodland with access to Public Rights of Way providing plenty of opportunities to explore the local area.









# BOUNDARY PLAN



Produced on Dec 12, 2023.  
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**NOT TO SCALE**



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 Haybarn & Land is connected to mains water and we understand that there is an existing electricity supply passing underground through the land, close to the barn. A plan showing the approximate route is available from the selling agent upon request. Any drainage system will need to be a private compliant system away from mains.

## BOUNDARIES

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

## ACCESS

Access to the property is directly from Swanton Lane on to the land. As far as we are aware, Swanton Lane is an adopted public highway and the property adjoins this highway. A highways search has been applied for and will be available from the selling agents upon requested once received.

## 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. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

## TENURE

The property is registered under Land Registry Title Numbers K793307 & K907371. Copies of the Office Copy Entries and Title Plan are available from the selling agents on request.

## LOCAL AUTHORITY

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

**Tonbridge & Malling Borough Council**, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

## PHOTOGRAPHS

The photographs within this brochure were taken in November 2023.

## PLANNING

Consent has been granted for the conversion of a single agricultural building to a residential property under planning reference 23/01446/FL subject to confirmation on various conditions. These include the following: -

- Prior to development above slab level, until a landscaping and boundary scheme have been approved by LPA.
- No occupation until a until the works for the disposal of sewage have been completed and approved by LPA

A copy of the full decision notice along with the officer's report is available on the Tonbridge & Malling Borough Council Planning Portal or the selling agents on request.

## 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.

## RESTRICTIVE COVENANT

There is a restrictive covenant on the property that prohibits the driving of motorised vehicles across the land.

## 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.

## COUNCIL TAX

Not Applicable until post completion of the development.

## 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 Smartsearch 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 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 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/R2012.1**

## GUIDE PRICE

Offers in Excess of: **£500,000**



Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ