



LINDRIDGE PLACE FARM  
LAMBERHURST · TUNBRIDGE WELLS · KENT TN3 8AN

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<i>Lamberhurst</i>	- 2 miles
<i>Tunbridge Wells</i>	- 6 miles
<i>Tonbridge</i>	- 9 miles
<i>Sevenoaks</i>	- 15½ miles
<i>Maidstone</i>	- 15½ miles

**A rare opportunity to purchase a pasture smallholding with valley views. Converted Oasthouse, yard and buildings offering the potential to develop subject to the necessary planning consents.**

- A detached 3-bedroom Oast house in need of modernisation.
- Over 6,500ft<sup>2</sup> of farm buildings and stores with potential for a variety of uses subject to the necessary consents.
- About 4 acres of stock fenced grazing land.

**Extending in total to 4.81 acres.**

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

**GUIDE PRICE: -£550,000**

**VIEWING:** Strictly by appointment via the sole agents:

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

## LOCATION

Lindrige Place Farm is situated adjacent to the A21 and north west of the attractive Kentish village of Lamberhurst in the High Weald Area of Outstanding Natural Beauty. The village offers a range of facilities and amenities and Royal Tunbridge Wells is 6 miles away to the west along the A21. The town offers a more comprehensive range of facilities, including hotels, good schooling options, a vibrant atmosphere in the town centre and leisure activities like golf and country parks for walking. The A21 and the railway stations in the town offer good connections to the rest of the county and country, with the frequent train to London only taking an hour.

## DIRECTIONS

From the Chequers pub in the centre of Lamberhurst, head north on the B2162 and continue for about a mile until the A21 roundabout. Take the first exit west onto the A21 signposted Tonbridge & Sevenoaks. Lindridge Place Farm will be on your right hand side after a mile, approximately 300 meters after passing Cuckoo Lane on your right. Please take care when entering or exiting the yard.

Please see the Location Plan below showing the location of the property in relation to its surrounding towns and villages





## **DESCRIPTION**

### **THE OASTHOUSE**

The Farmhouse at Lindridge Place Farm is a detached 3 bedroom Oasthouse of brick construction under a pitched tile roof. The internal accommodation, for descriptive purposes only, comprises the following: -

The Front door opens to **Entrance Hall & Passageway** with door to **Kitchen/Dining Room** which leads through to the **Sitting Room**, located in the roundel of the Oast.

Stairs from the Entrance Hall lead up to the **First Floor Landing**, with doors to **Master Bedroom** (double) located in the roundel, **Bedroom 2** (double) with fitted storage cupboards, **Bedroom 3** (single), **Family Bathroom** with bath, w/c and wash hand basin and **Airing Cupboard**.

Please see the Floor Plan opposite for the layout of the Oasthouse, showing an internal gross area of 1068ft<sup>2</sup>.

### **OUTSIDE**

There are lawned and mature gardens to the side of the property with far reaching views across the property and neighbouring farmland. There is off-road parking for several vehicles around the yard area of the Farmhouse with the main access directly from the A21 through a gated entrance.

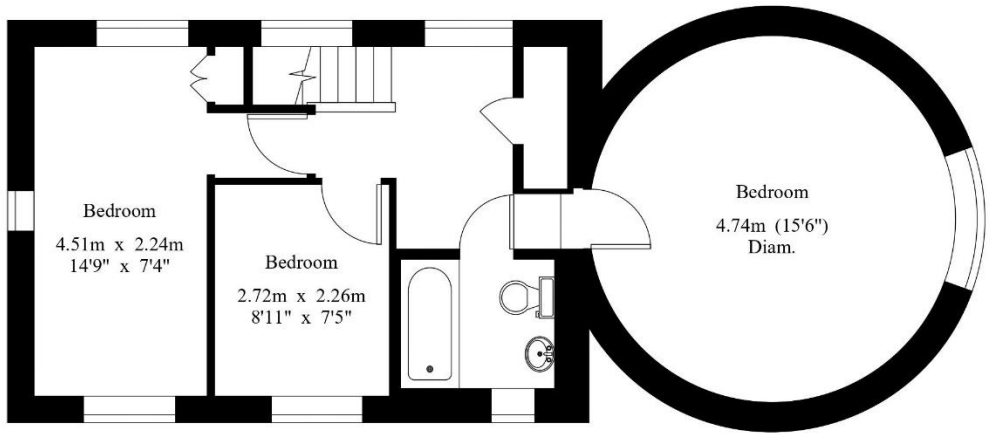
### **BUILDINGS**

The property also benefits from a range of farm buildings, that could provide an opportunity for a diversified income stream. The buildings are of mixed construction, most with timber frame and sheet roofing. The buildings are arranged around a hard yard and comprise a mixture of livestock barns, sheds and storage areas, all once used in conjunction with the sheep and dairy farming business, currently used for storage but could provide the opportunity for ancillary accommodation to the house (subject to the necessary planning consents). The oldest building on the south side is a timber frame and weaterboard clad former milking barn under a tile roof.

### **LAND**

The Oasthouse and buildings occupy the high ground at the southern end of the farm, overlooking an attractive wooded valley running east to west on the western side of the farm. The land has been used for grazing in recent years and is arranged in a ring fence to the north and northeast of the Oasthouse and buildings. The grazing land is classified as Grade III on the Agricultural Land Classification Plan for England and Wales with well-drained soil types typical of this part of the county especially with undulating banks. There are no public footpaths crossing the property.

**FLOOR PLAN**

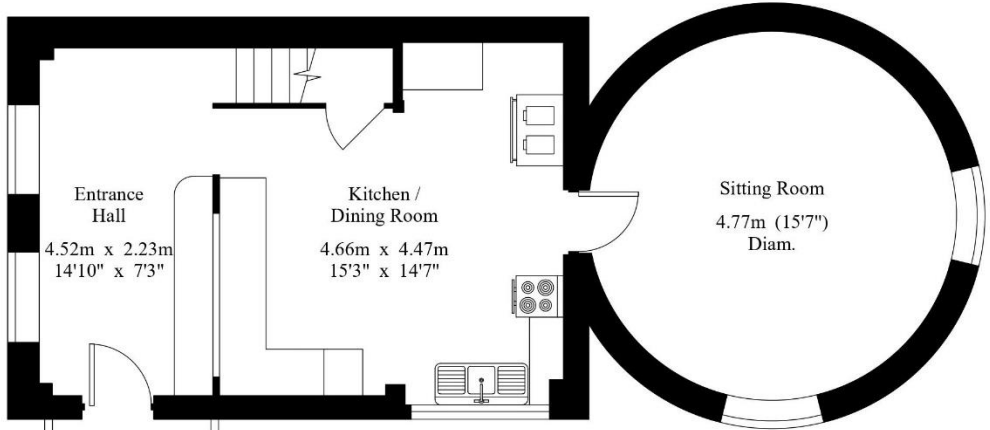


First Floor



Lindridge Place Farm

Gross Internal Area : 99.3 sq.m (1,068 sq.ft.)



Ground Floor

**NOT TO SCALE**

For Identification Purposes Only.  
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**BOUNDARY PLAN**



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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 property is connected to mains water and electricity supplies. Drainage is to a private Klagester system and heating to the Oast is provided an Oil-Fired system. **Please Note:** None of these services have been checked or tested.

## ACCESS

Access is from the A21 directly on to the property. Please note no highways search has been undertaken.

## PLANNING

There are no recent planning applications relating to the house or buildings. Part of the land at the north of the property was once considered for a new dual carriageway section of the A21, but this project has since been abandoned. More information is available from the Tunbridge Wells Borough Council Planning Portal or from the selling agent on request.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor will reserve the right to take the property to informal tender, formal tender or auction at a later date if required.

## COUNCIL TAX

Band – E

## EPC

Rating – G

A copy of the EPC is available from the selling agents on request.

## FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the plans provided prior to offering.

## PLANS AND LAND REGISTRY

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

## LOCAL AUTHORITY

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

**Tunbridge Wells Borough Council**, Mount Pleasant Rd, Royal Tunbridge Wells, Tunbridge Wells TN1 1RS.

## 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. Our searches indicate that there are no public rights of way across the property.

## PHOTOGRAPHS

The photographs within this brochure were taken in March 2024. **Please Note:** The aerial photography within these particulars shows adjoining neighbouring land and property which is not included within this sale.

Please see the Boundary Plan for the boundaries offered for sale or contact the selling agents for further information on anything that is unclear.

## TENURE

The property is registered under Land Registry Title Numbers, K157679, K714478 and K944143. Office Copy Entires & Title Plans are available from the selling agents on request.

## 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.

## 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.

## AGENTS' NOTES

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.

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

**Tel: 01233 740077**

**Email: [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

**Reference: RPT/R1526.2**

## WHAT3WORDS

[///hedge.satellite.sparkle](https://www.what3words.com/hedge.satellite.sparkle)

## GUIDE PRICE

**£550,000**



Land and Property Experts

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

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ