



**The Old Dairy,
Woodchurch, Kent TN26 3SX**

The Old Dairy, Cuckoo's Pit Lane, Woodchurch TN26 3SX Guide Price : £535,000

"The Old Dairy" offers a rare and exciting opportunity to purchase a circa 0.65 acre site with full planning permission for the erection of a new 2,979 sqft contemporary family home, located in a small rural settlement between the Cinque Port town of Tenterden and the pretty village of Woodchurch.

This single, self build plot currently houses the existing agricultural buildings that were once the dairy, but full planning permission has now been granted for their demolition and replacement with a substantial detached 5 double bedroom residential dwelling. Thoughtfully designed by a local company, Kent Design Studio, the striking architecture reflects the agricultural buildings that are already there while introducing a modern Kentish vernacular barn style that sits comfortably within its plot and rural context.

The rural location of The Old Dairy, along a country lane between the town of Tenterden and village of Woodchurch, can be described as something of a rare find. The fact that the site extends to circa 0.65 of an acre (tbc) with full planning permission for a remarkable 5 bedroom contemporary property makes it a very exciting one, offering someone the possibility of building a home that most people can only dream of

- Self build plot with full planning permission in place
- Plans for 2,979 sqft detached 5 bedroom contemporary barn
- Full details of planning consent under reference 21/02220/AS
- Plot size circa 0.65 of an acre (to be confirmed)
- Lovely rural location in a small hamlet along a country lane
- Situated just over a mile from the village of Woodchurch
- Tenterden town & all its many amenities just 3 miles distant
- Wide choice of good local schools including Grammar schools
- High Speed Rail Link from Ashford International (9 miles)
- Permission to demolish existing agricultural buildings on site

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PROPOSED DWELLING The new proposed contemporary barn style dwelling would sit where the old dairy outbuildings are now sited. The house, comprises two separate elements linked by a glazed vestibule, has been designed to take full advantage of the beautiful Wealden countryside in which it sits, with large modern glass elements making the most of the views and natural light on offer.

The single storey element of the house contains the day rooms including a large open plan kitchen / dining / living room, separate sitting room, study and utility cum boot room, while the two storey element comprises the family bathroom and five double bedrooms, the principal of which has an en-suite and dressing area.

OUTSIDE The outside space has also been designed with mindful intention, ensuring the garden and wonderful countryside beyond are enjoyed as much as the interior.

Large glass doors open the living spaces and principal bedroom onto a west facing terrace which spans the width of the property. Beyond that, the good size garden will be nicely secluded with native hedging on two sides. Included in the footprint of the land is a large existing pond, a haven for wildlife and biodiversity and bordering this, sheep graze on the neighbouring land. To the front of the property, an existing access leads onto a driveway where there is generous provision for parking and turning.

PLANNING PERMISSION Planning permission was granted by Ashford Borough Council under reference 21/02220/AS. Full details can be found at www.ashford.gov.uk

TENURE / POSSESSION The land is for sale freehold with vacant possession available on completion. No onward chain. LOCATION FINDER what3words: ///makes.coveted.soups

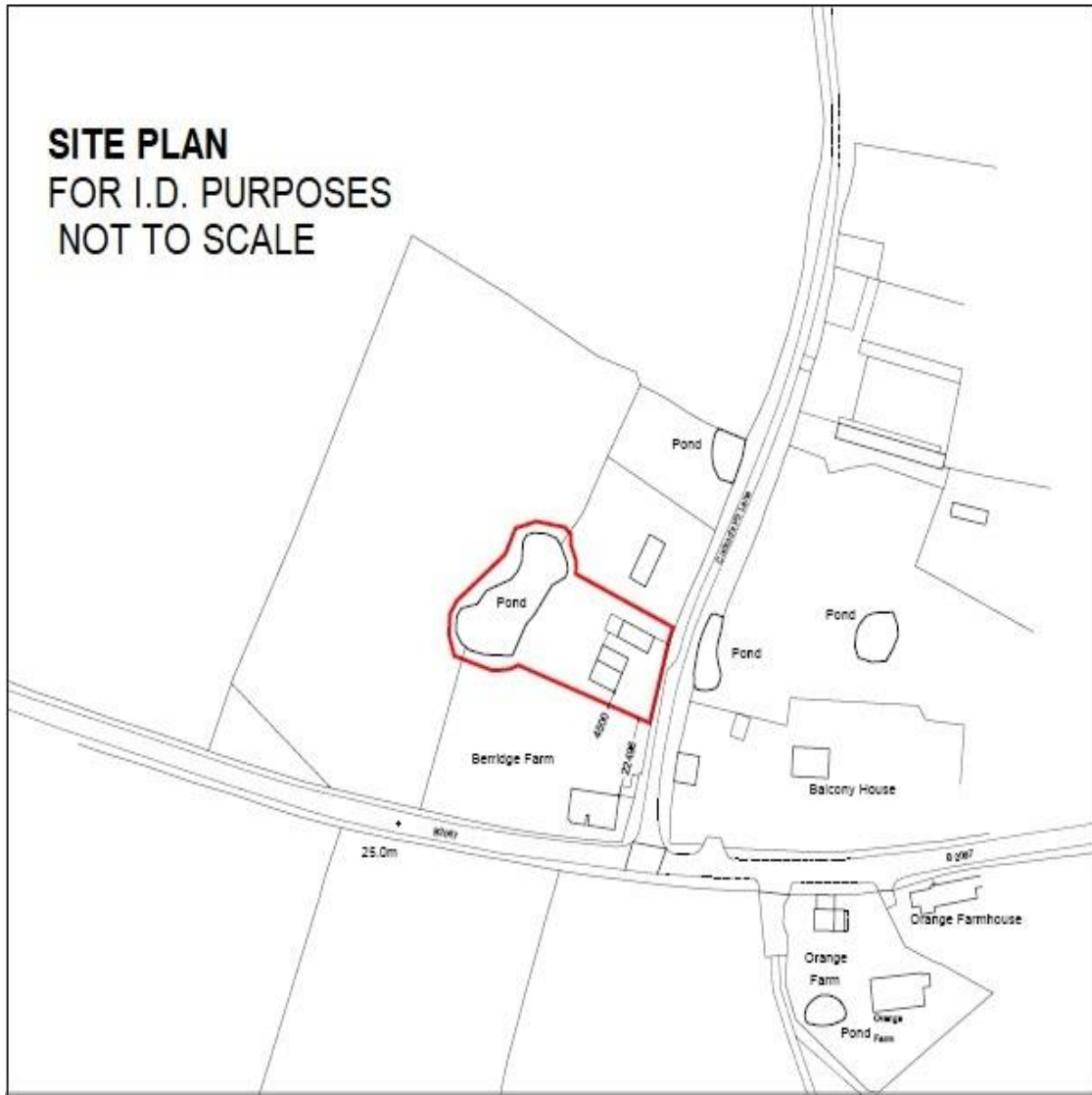
SITUATION: The Old Dairy is just over a mile from the thriving village of Woodchurch, famous for its beautiful village green. Amenities include a general store, newsagent and post office, two village pubs, butcher, garage, Doctor's Surgery, Church and Primary School. There are a number of active clubs and societies in the village and is surrounded by lovely countryside where there are many good walks to enjoy.

There is a good selection of schools nearby and Woodchurch is within the catchment for the well regarded boy's and girl's Grammar schools in Ashford (Norton Knatchbull and Highworth).

The area is well served for transport links. Ashford International Station offers the high-speed service to London St Pancras (a journey of about 37 minutes).

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Proposed Ground Floor Plan
Scale 1:50

Notes
Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or proceeding with changes.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturer's recommendations that form part of the specification. For all specialist work, see notes and drawings.
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CCM 2015
Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to ensure, in the health and safety process and coordinate health and safety matters. Further advice with regards to the roles, duties and the roles of the principal designer & principal contractor can be found on the internet (such as CDMAC Industry Guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with an asbestos survey or any other surveys and second stage / information that the client has on the building or site and any service locations should be passed on to the contractor. Our best advice not advised by principal designer role, as the principal contractor will be responsible for developing health and safety for during construction and handing it over to the client as an as built health and safety file.

Rev	Date	Description
A	25.11.21	Amended further to client comments
B	13.12.21	Amended further to client comments

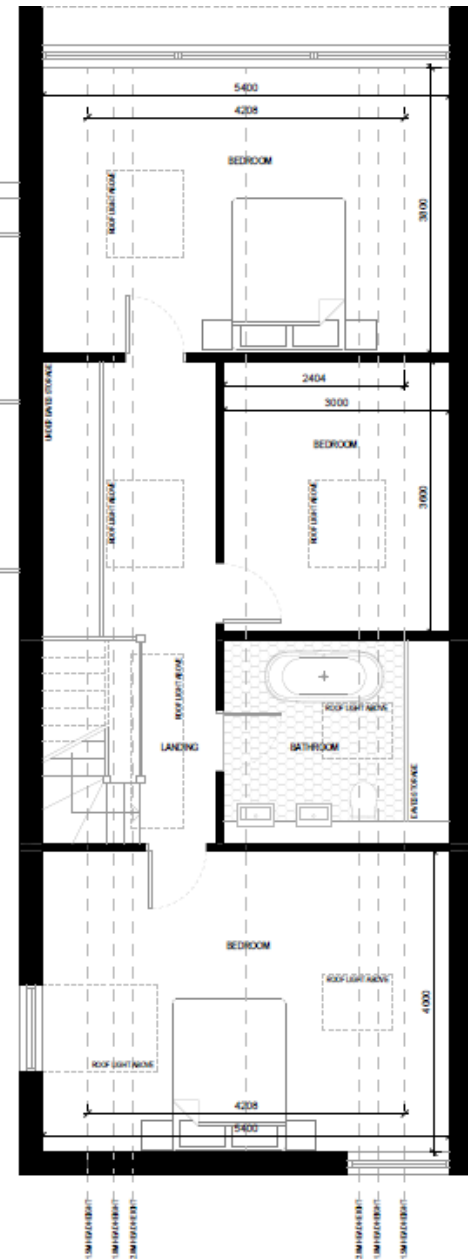
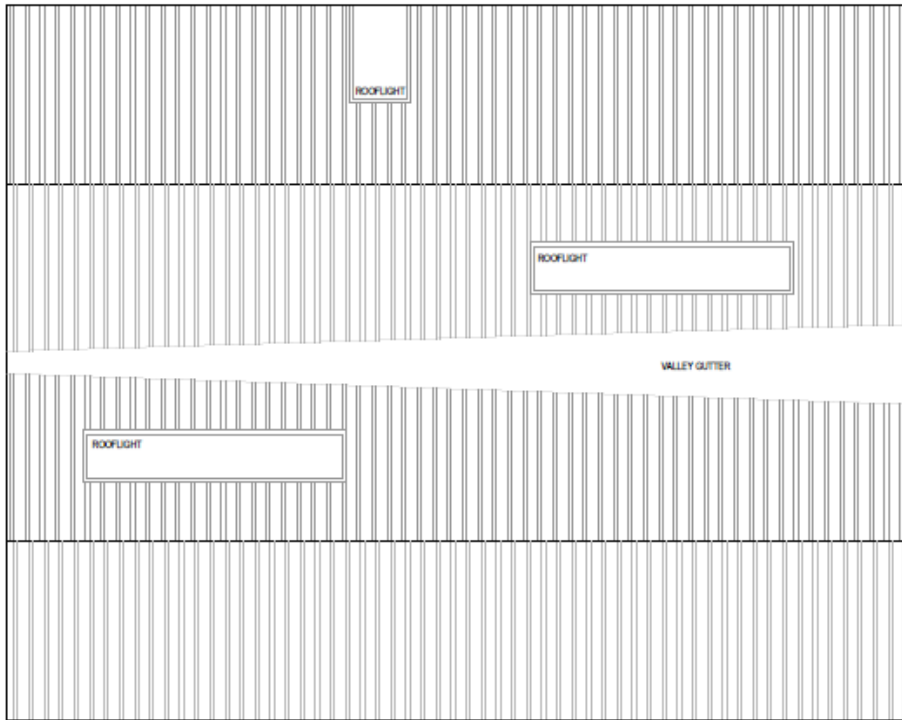


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Drawn: As Noted @ A1 Date: NOV 2021

PROPOSED

Project Title	Description
Proposed Residential dwelling at: Berridge Farm, Brook Street, Woodchurch, TN26 3SX	Proposed Ground Floor Plan
Drawing Number	3446_102B
Drawn By	



Proposed First Floor Plan
Scale 1:50

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