



SAXONBURY FARM BUILDINGS
MARK CROSS | TUNBRIDGE WELLS | EAST SUSSEX | TN6 3PA
Guide Price £685,000



**Lambert
& Foster**

SAXONBURY FARM BUILDINGS, MARK CROSS, TUNBRIDGE WELLS, EAST SUSSEX TN6 3PA

A range of former farm buildings with planning permission to convert to 3 dwellings (1 detached and 2 attached), in an elevated position with superb views across countryside to the east, located in a favoured location with convenient access to Tunbridge Wells. In addition, four further redundant agricultural buildings and associated yards with potential for further development.

TUNBRIDGE WELLS 4.9 MILES | FRANT RAILWAY STATION 3.5 MILES | CROWBOROUGH 6.1 MILES



SITUATION

Saxonbury Farm Buildings are located on the eastern side of the A267 Tunbridge Wells Road, some 5 miles south of Royal Tunbridge Wells. The farm is located within the High Weald Area of Outstanding Natural Beauty (AONB) some 3.5 miles from the nearest railway station at Frant. Access is directly off the A267.

DIRECTIONS

From Tunbridge Wells, head south on the A267 and pass through the village of Frant. Continue south towards Mark Cross and Mayfield and having passed through woodland, the farm buildings will be seen immediately on your left hand side, marked with our for sale board.

ACCESS

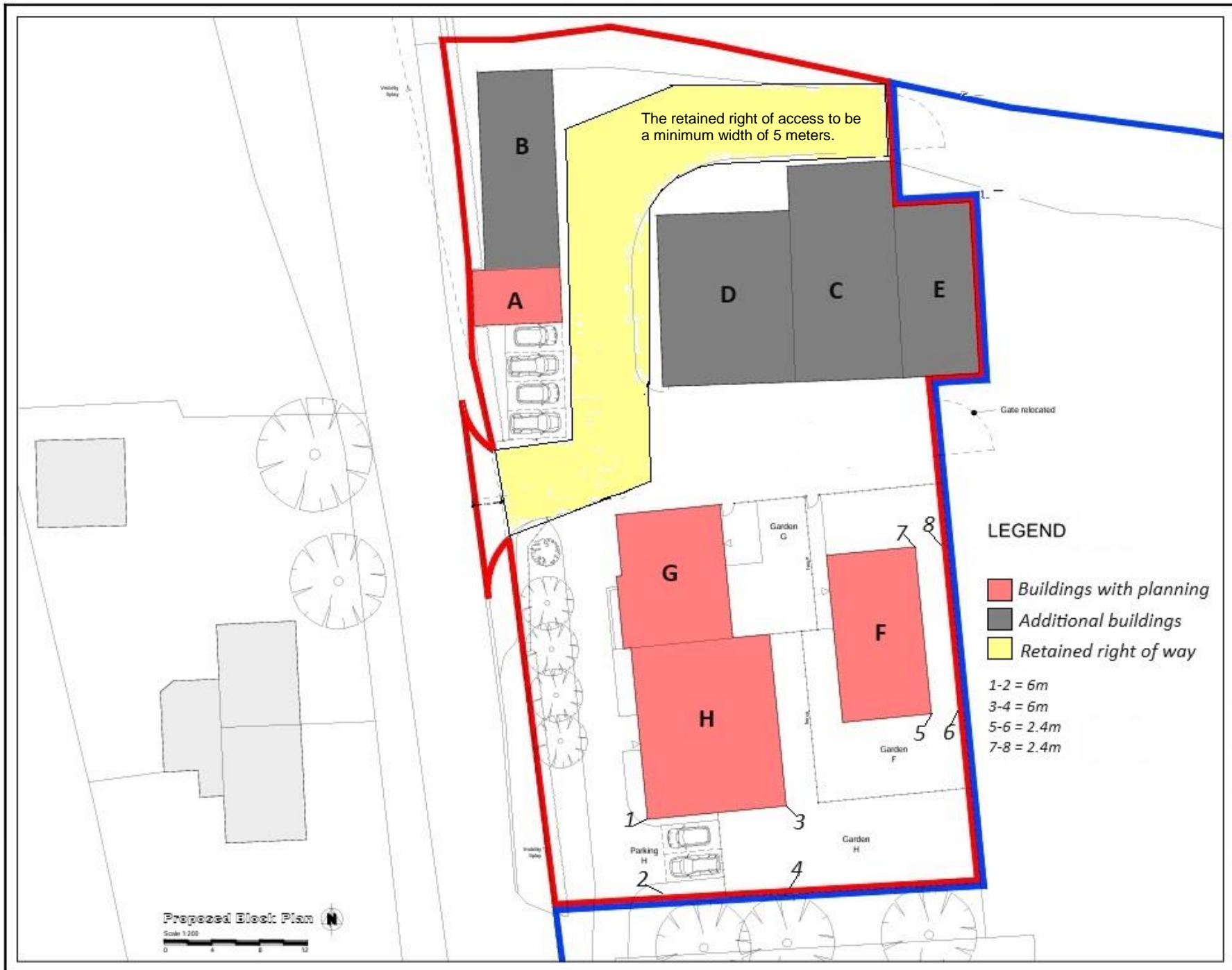
Access to the site is directly off the A267. This access will need to be widened to comply with highways regulations. The vendors will retain a right of way over the road access and part of the ground being sold, shown hatched on the sale plan.

SERVICES

Mains electricity and water are connected to the buildings, but purchasers should satisfy themselves as to the suitability for residential connections. The buyers will need to install their own private drainage system.

WHAT3WORDS

Saxonbury Farm Buildings are located at lifelong.ripen.evenly.



PLANNING

Planning permission was granted on the 16th June 2023 by Wealden District Council, reference WD/2022/1378/F for the conversion of farm buildings into 3 residential units and ancillary accommodation for 1 unit at Saxonbury Farm. The consent was granted subject to conditions, most notably that the consent for the development must begin no later than 18 months beginning from the date of consent, i.e. before 16th December 2024. Using the lettering referred to in the Planning Permission, the consented accommodation can be summarized as follows: -

Building F

This is on the eastern side of the yard and has fantastic views over the valley to the east. The approval is for a detached two storey development with accommodation on the ground floor of Entrance Hall into open plan Living Room/Dining Room and Kitchen with Utility Room and separate WC off the entrance hall on the northern side. Stairs lead to a first floor where there are 2 Bedrooms, both with balconies and En Suite facilities. The developable floor areas on two floors is 1657.6 sq ft / 154 m².

Building G & Associated Annex (Building A)

An attached unit with Building H and has accommodation on a single level comprising an open plan Living Room/Dining Room and Kitchen with Inner Hall leading to 2 Bedrooms and a Family Bathroom. There is provision for a patio and there is an annexed building (Building A) located to the east of the site, which will be an Office/Studio with a Kitchenette, Store and WC. The developable floor area of the unit is 952.6 sq ft / 88.5 m² for Building G and 285.2 sq ft / 26.5 m² for Building A.

Building H

This is attached to Building G and the approved accommodation comprises Entrance Hall through to open plan Kitchen/Dining Room and Living Room, with an Inner Hall leading to Bedrooms 2 and 3 and a Family bathroom. The Master Bedroom is off the main entrance hall with Ensuite facilities. The developable floor area is 1646.9 sq ft / 153 m². Total development currently with planning permission area: 4542.3 sq ft/ 422 m².

Each of the units has dedicated garden areas and there is provision for car parking. Some of the existing buildings will be required to be demolished to facilitate the conversion.

The existing buildings comprise a mixture of traditional and modern former dairy buildings of mainly brick elevations with some portal frame construction.

ADDITIONAL BUILDINGS

Building B (54 sq.m; 581 sq. ft) * Mono-pitched lean-to, timber frame construction clad with box profile sheet cladding.

Building C (121.5 sq.m; 1,308 sq. ft) * Concrete portal frame Atcost building attached to buildings either side as described below.

Building D (135 sq.m; 1,453 sq. ft) * Adjoined to the west of Building C of steel and timber framed construction.

Building E (94.5 sq.m; 1,017 sq. ft) * Adjoined to the east of building C, this is a steel portal framed barn.

Total additional buildings 405 sq.m; 4,359 sq. ft* * *all sizes approximate.*

These additional four redundant agricultural buildings and yards (B, C, D and E) to the north of the site, in accordance with the planning conditions, are currently used for agricultural storage only and not for accommodation of livestock, and offer great potential for further development.

A Data Pack comprising the relevant planning documents, is available on request.

GENERAL

Tenure: Freehold

Local authority: Wealden District Council, Council Offices, Vicarage Lane, Hailsham, East Sussex, BN27 2AX. www.wealden.gov.uk

VIEWING

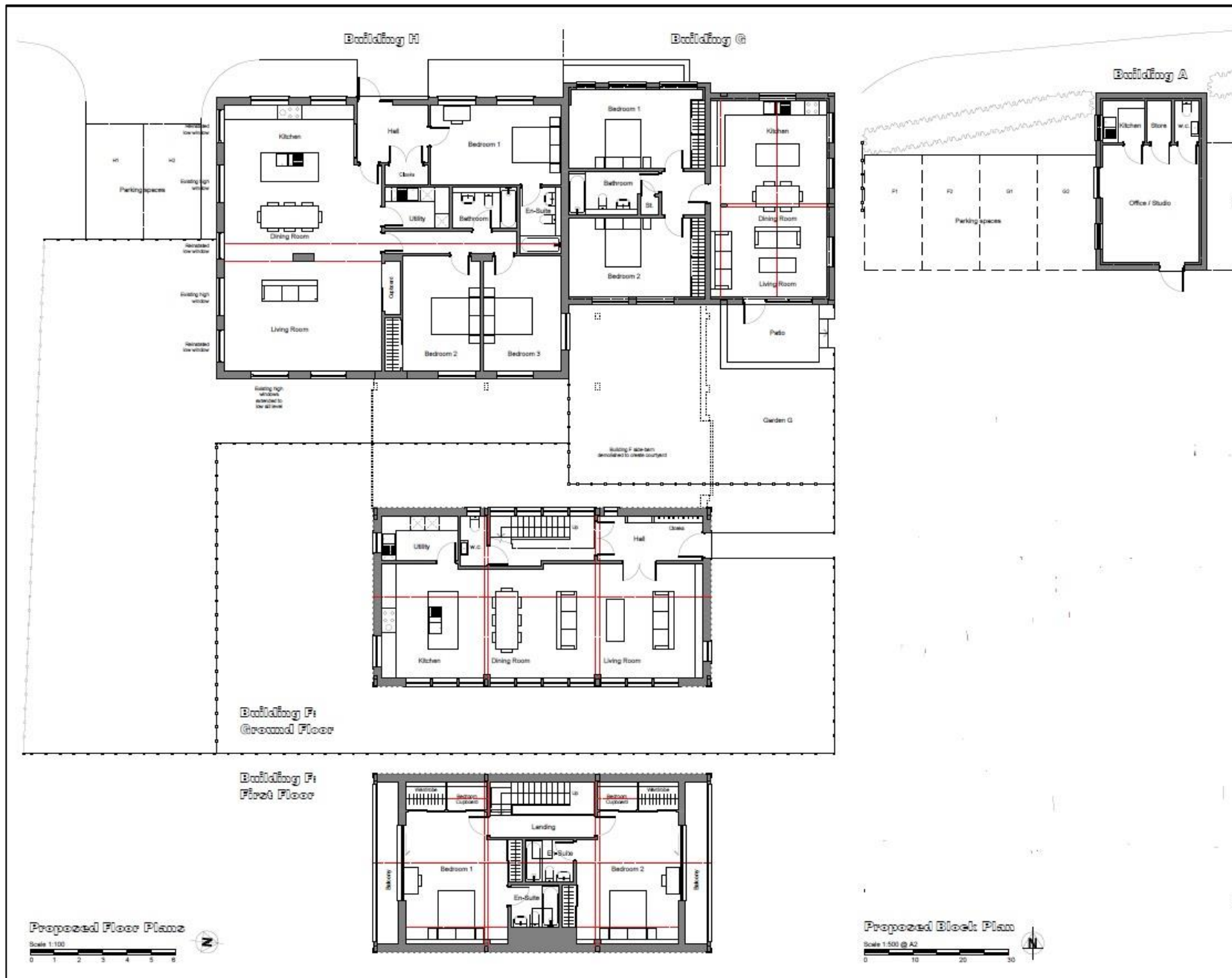
Strictly by appointment with the selling agents' Wadhurst or Paddock Wood Offices on 01435 873999 or 01892 832325 Option 3.

MONEY LAUNDERING

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein. The plans have been reproduced by kind permission of our sellers planning consultants Madgwick & Dottridge who's involvement and drawings have only been for the purposes of obtaining a Planning Consent. They cannot be relied upon as working drawings.



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