



125

— YEARS OF —

**Lambert
& Foster**



THE FARM OFFICE AND PUMP HOUSE
COMBOURNE FARM, JARVIS LANE, GOUDHURST, KENT TN17 1LP

FOR SALE AS A WHOLE OR IN 2 LOTS



**Lambert
& Foster**

MARDEN RAILWAY STATION 3 MILES (CHARING CROSS STATION – 58 MINUTES | TUNBRIDGE WELLS 10.2 MILES | GOUDHURST VILLAGE 1.4 MILES

THE FARM OFFICE AND PUMP HOUSE, COMBOURNE FARM, JARVIS LANE, GOUDHURST, KENT TN17 1LP

Former Farm Office and Pump House in an enviable location as part of a small hamlet in an attractive valley setting, within the Cranbrook School Catchment Area. Both buildings have Prior Approval for residential conversion to 1 bedroom dwellings. Offered for sale as a whole or in 2 Lots.

LOT 1 THE FARM OFFICE – GUIDE PRICE £190,000

LOT 2 THE PUMP HOUSE – GUIDE PRICE £180,000

AS A WHOLE – GUIDE PRICE £370,000



DESCRIPTION

The buildings form part of Combourne Farm which is located some 1.4 miles north east of Goudhurst. The buildings are located on the edge of the former farmstead, adjoining attractive traditional Kentish oast houses and farmhouses. The property is within the favoured Cranbrook School Catchment Area, with the school bus route stopping directly adjacent to the property.

LOT 1 – THE FARM OFFICE (BUILDING A)

A timber frame building under a pitched felt roof benefitting from prior approval for a change of use from agricultural to Class C3 (1 dwelling house) and associated building operations. The approved plans show for conversion to a 1 bedroom dwelling (GIA 50m²) with accommodation of open plan kitchen and living room, a double bedroom, shower room and storage areas. The property is accessed off the shared farm drive and in addition to the approved garden curtilage, further agricultural land extending to 0.58 acres is included within the sale.



LOT 2 – THE PUMP HOUSE (BUILDING B)

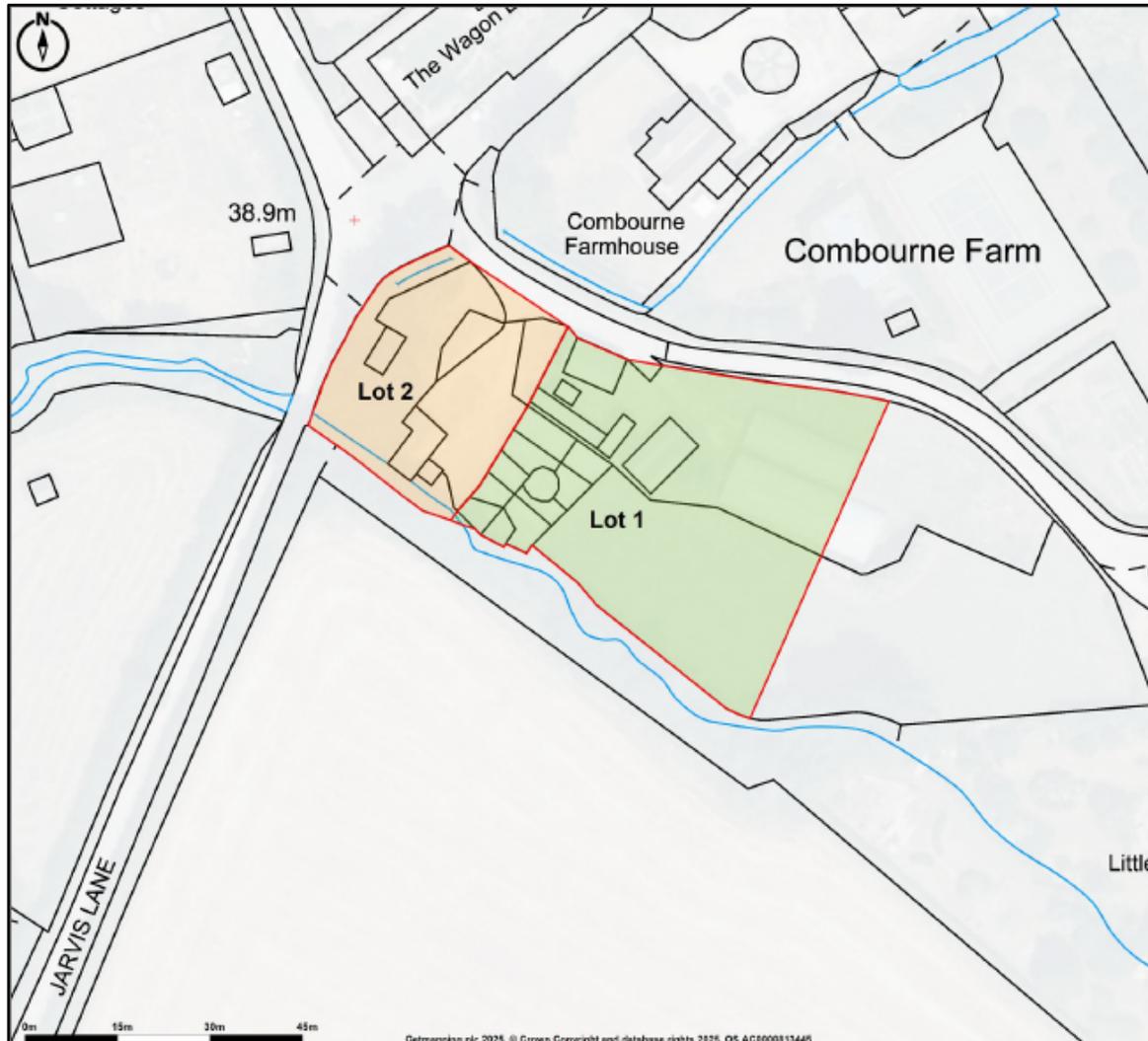
A brick and tile former pump house benefitting from prior approval for a change of use of building and land from an agricultural use to Class C3 (1 dwelling house) and associated building works. The approved plans show for conversion to a 1 bedroom dwelling (GIA 43m²) with accommodation of open plan kitchen, dining and living room, a single bedroom and shower room, together with attached porch and store. In addition to the approved garden curtilage, the sale includes further agricultural land extending to some 0.27 acres.

DIRECTIONS

The nearest postcode is TN17 1LP. From the junction at the top of Winchet Hill heading towards Goudhurst, turn onto Curtisden Green Lane and follow for approximately 0.2 miles, before bearing right onto Jarvis Lane. Continue past Bethany School, and after 0.5 miles, the entrance to the buildings for sale will be seen on your left hand side.

LOCATION PLAN

For identification purposes only.



PLANNING:

Lot 1 – The Farm Office

Planning consent approved by Tunbridge Wells Borough Council Ref 24/02468/PNQCLA on 9th December 2024, subject to conditions.

Lot 2 – The Pump House

Planning consent approved by Tunbridge Wells Borough Council Ref 24/02488/PNQCLA on 20th November 2024, subject to conditions.

NOTE: Under Class Q Consents, the buildings are required to be converted and occupied within 3 years of the date of planning permission being granted. If purchased as a whole, there may be an opportunity to revise the planning to a larger, single dwelling, subject to obtaining the necessary consents.

Extracts from the approved drawings are included with the permission of the Rural Planning Practice who obtained planning permission on behalf of the vendors.

ACCESS: Both properties are accessed over a shared driveway leading from the public highway.

METHOD OF SALE: Lots 1 and 2 are offered for sale individually or as a whole by Private Treaty. The agent may set a deadline for Best and Final Offers in the event significant interest is received.

WHAT3WORDS: Using the What3Words app, the entrance the property is located at [///lanes.peach.compounds](http://lanes.peach.compounds)

GENERAL:

Tenure: Freehold with vacant possession

Services: Mains water and electricity are connected to the site. Foul water drainage will be to a newly installed private system. **NOTE:** The owners of Combourne Farmhouse to the east have a Drainage Easement onto the site. Further information on request.

Local Authority: Tunbridge Wells Borough Council (01892 554604).

VIEWING: Strictly by appointment with Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex for more information.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: 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.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

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77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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