



125

— YEARS OF —

**Lambert
& Foster**



PATTERDALE BARN
CROUCH LANE, BOROUGH GREEN, KENT TN15 8QL



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& Foster**

BOROUGH GREEN RAILWAY STATION 1.1 MILES | SEVENOAKS 9.6 MILES | M26 (JUNCTION 2a) 2.4 MILES

PATTERDALE BARN, CROUCH LANE, BOROUGH GREEN, KENT TN15 8QL

A well-equipped private equestrian property with a range of stables and barns with potential (STP), and a recently built menage, set within paddocks extending in all to some 7.9 acres (3.19 hectares) conveniently located in Borough Green, Kent.

GUIDE PRICE £295,000 FREEHOLD



DESCRIPTION

Patterdale Barn comprises a well-equipped private equestrian small holding with a useful range of buildings and stables, together with a menage and land extending in all to some 7.9 acres (3.19 hectares). It is considered that some of the buildings may hold potential for alternative uses/conversion, subject to obtaining the necessary consents – further details are available on request from the selling agent.

The buildings are approached along a hardcore track off Crouch Lane, and are situated around a concrete yard. They comprise the following;

Old Packhouse – a 9-bay steel portal frame barn which has been internally modified to provide a number of loose boxes and tack room / hay store, extending to around 2,449 sq ft.



Timber Barn – a 5-bay weatherboard clad barn of timber frame construction with part brick elevations under a pitched corrugated metal roof, extending to approximately 1,043 sq ft. Internally the building is fitted with a range of loose boxes, and a hay store.

Tack Room – of basic construction with corrugated metal cladding and roof, extending to approximately 225 sq ft.

Four ranges of timber stable blocks situated around the yard (2 x 2 loose boxes, and 2 x 3 loose boxes).

Adjacent to the main set of buildings is the former menage which is now used as an extension to the yard, and provides space for parking and manoeuvring of horse lorries. To the northwest of the yard is a 40m x 20m menage which was constructed in 2021. The land is classified Grade II on the DEFRA Agricultural Land Classification and comprises broadly level permanent pasture.





ACCESS: The property is accessed via a private gateway from Crouch Lane.

METHOD OF SALE: The land is offered for sale by Private Treaty. If demand dictates, the agent may set a deadline for Best and Final offers in the event that significant interest is received.

MINERAL, SPORT AND TIMBER RIGHTS: Included in the freehold sale.

GENERAL:

Tenure: The property is offered with vacant possession.

Services: The property is connected to mains water and electricity, and has a private drainage system in place.

Flood Zone: The property is located within Flood Zone 1, an area with low risk of flooding.

Local Authority: Tonbridge & Malling Borough Council, Tel: 01732 844522 <https://www.tmbc.gov.uk/>

VIEWING: Strictly by appointment only. Please contact Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex or Alan Mummery for more information.

TENURE: Freehold

WHAT3WORDS: Using the What3Words app, the entrance to the property along Crouch Lane is located at [///lush.mini.dime](https://www.what3words.com/)

DIRECTIONS:

The nearest postcode to the land is TN15 8QL. From Borough Green high street, head east along the A25 (Maidstone Road) for 0.2 miles, before turning right onto Crouch Lane. Continue for 0.9 miles along Crouch Lane, and the entrance to the property will be located on the right-hand side.

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:

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HYTHE, KENT

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