



**LITTLE QUARRY FARM, STATION ROAD,  
GOUDHURST, KENT TN17 1HA**



**Lambert  
& Foster**



## LITTLE QUARRY FARM, STATION ROAD, GOUDHURST KENT TN17 1HA

A fantastic opportunity to purchase a versatile smallholding comprising stables with permission to be converted to a dwelling, luxury glamping pods, further agricultural buildings, and equestrian grazing land extending in all to some 13.36 acres (5.40 hectares), situated in an accessible position on the outskirts of Goudhurst in Kent.

**GUIDE PRICE: £750,000**



### DESCRIPTION

Little Quarry Farm offers a unique opportunity to acquire a site with versatile opportunities in a fantastic location nearby to local attractions such as Bedgebury Pinetum and Bewl Water.

Extending in all to some 13.36 acres (5.4 hectares) with elevated views towards Horsmonden church, Little Quarry Farm comprises a U-shaped stable block with planning permission for the conversion to a 3-bed dwelling, further agricultural/equestrian buildings, and paddocks permitted for equestrian use. Alongside this, there are two state of the art luxury glamping pods with associated infrastructure situated on the land, which offer potential for ongoing commercial use.

The property is located in a semi-rural position within the parish of Goudhurst, with direct

access from Station Road via a secure gated access. A tarmac entrance leads to a gravel road, to the concrete yard area, where the U-shaped stable block is situated, alongside the covered tractor store, together with a further barn (957 sq ft) used for machinery storage purposes. There is a further hardstanding yard area along the southern boundary of the land in the former quarry, where there are a number of timber framed agricultural storage buildings.

The paddocks, separated by chestnut post and rail fencing, are situated to the north and west of the yard and extend to some 11.26 acres (4.55 hectares), comprising mostly equestrian grazing land, together with a small area recently planted as part of a woodland planting scheme. The glamping pods are situated within a separate grassed paddock extending to 0.45 acres (0.18 hectares).





## THE STABLES

Planning Permission was granted by Tunbridge Wells Borough Council, reference 24/02695/FULL, on 8th January 2025 for the conversion of the stables to a self-build dwelling.

The design of the conversion will be sensitive to retain the agricultural vernacular – walls will be timber clad and left to naturally silver with weathering. Doors and windows are to be of double glazed timber framed design, and the approved roofing is to be zinc sheeting. The U-shaped design of the existing stables will allow for a central courtyard area, with parking to the rear of the stables which currently comprises a covered tractor store. The approved accommodation extends in all to 180 Sq m (1,937 sq ft) and comprises the following;

Living Room leading to an open plan Kitchen/Dining Room, Utility, WC/Shower, Entrance Hall, 2 x Double Bedrooms, Family Bathroom, and Master Bedroom with Ensuite Bathroom.

A data pack with copies of the planning documents are available on request. More recently, planning permission was granted for the variation of a condition, and submission of details relating to planning conditions, application references 26/00291/SUB & 26/00231/FULL.

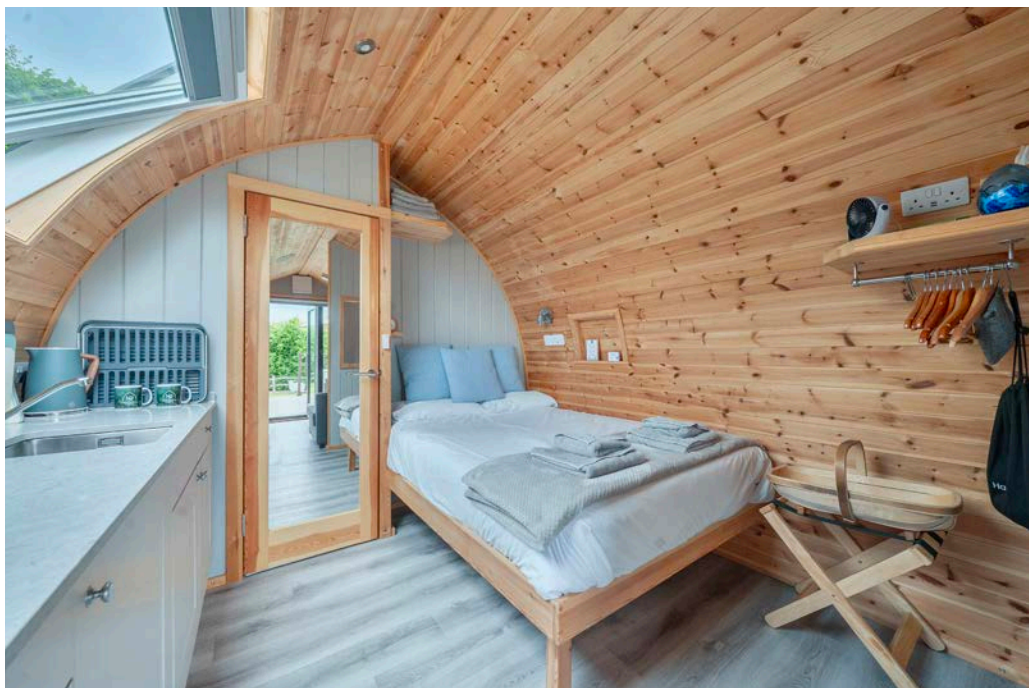
## THE GLAMPING

There are two, luxury, self-contained glamping pods at Little Quarry Farm, each of which provide one-bedroom accommodation together with a further sofa bed. Each pod is equipped with a range of amenities, including;

- WiFi
- EV charging point, located in the carpark
- Bluetooth speakers
- Underfloor heating
- A modern kitchen area with ceramic hob, microwave oven, bakeware and pans
- Smart TV
- A refridgerator
- Lockable, purpose-built cycle shed onsite for you to store your cycle safely
- Modern ensuite shower and toilet facilities
- A large, private outdoor decking area

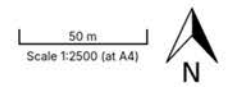
The glamping pods at Little Quarry Farm have been operational for a number of years, and were permitted by Tunbridge Wells Borough Council under planning reference 21/01791/FULL (Siting of 2no. glamping pods as units of tourist accommodation). As a condition of the planning permission, should the glamping pods no longer be required, the structures and associated development must be removed and the land returned to open grassland.

Further details of the glamping business are available on request.





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**WHAT 3 WORDS:** Using the What3Words app, access to the property is located at [///smallest.exonerate.sometime](https://www.what3words.com/#!/smallest.exonerate.sometime)

**DIRECTIONS:** From Goudhurst Village Centre by the pond, head southwest along Clayhill, which becomes Station Road, and after 0.9 miles the gated entrance to the property will be located on the right-hand side, indicated by the Little Quarry Farm sign.

**PLANNING:** Please see Data Pack which is available on request. Plans used with kind permission from the Rural Planning Practice.

**METHOD OF SALE:** The property is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

**SERVICES:** Mains water and electricity are connected to the property together with a private foul drainage system. Prospective purchasers should rely on their own enquiries, with regards to local availability of any further service connections.

**TENURE:** The land is offered freehold with Vacant Possession.

**VIEWING:** Strictly by appointment only. Please contact Will Jex for further information on 01892 832 325 (Option 3) or [will.jex@lambertandfoster.co.uk](mailto:will.jex@lambertandfoster.co.uk).

**LOCAL AUTHORITY:** Tunbridge Wells Borough Council, Town Hall Building, Mount Pleasant Rd, Royal Tunbridge Wells TN1 1RS

**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.

**MONEY LAUNDERING REGULATIONS:** 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.

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