

THE TWO BUILDING PLOTS AT CHARTNERS FARM

HARTFIELD, EAST SUSSEX



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BUTCHERFIELD LANE, HARTFIELD
EAST SUSSEX TN7 4JU

A rare opportunity to acquire two rural building plots within an Area of Outstanding Natural Beauty with planning permission for residential dwellings in an idyllic private setting at the end of a long gated driveway

*Cowden mainline station ~ 4.2 miles, Tunbridge Wells ~ 9.7 miles,
Gatwick Airport ~17.4 miles, Central London ~ 43 miles*

Lot 1: Demolition of two semi-detached cottages and replace with a contemporary barn-style dwelling, Ref: WD/20171377/F, granted 30.05.08, or possible conversion into one dwelling, subject to planning.

Proposed accommodation of 2,580 sq ft comprising:

- entrance hall • open plan kitchen/dining/family room
- sitting room • study • utility room • cloakroom
- master bedroom with en suite shower room
- guest bedroom with en suite shower room and dressing room • 2 further bedrooms • family bathroom
- detached double garage • grounds of about 1 acre

Lot 2: Demolition of a disused agricultural barn and replace with a contemporary Sussex farmhouse-style dwelling, Ref: WD/2017/1377/F granted 30.05.18.

Proposed accommodation of 3,814 sq ft comprising:

- entrance hall • open plan kitchen/sitting/dining room
- drawing room • family room • study
- boot room/utility room • larder • cloakroom
- master bedroom with en suite bath/shower room and dressing room • guest bedroom with en suite shower room • 3 further bedrooms • family bath/shower room
- detached double garage • grounds of about 1 acre



DESCRIPTION

The building plots at Chartners Farm are located in an idyllic, yet not remote, position on the rural outskirts of the popular village of Hartfield, within the High Weald Area of Outstanding Natural Beauty with its undulating countryside, swathes of woodland and farmland.

Lots 1 and 2 comprise adjoining plots with planning permission in place for residential development emulating the style of a traditional Sussex farmstead. The plots are nestled at the end of a long private driveway with automatic gates at the top entrance from Butcherfield Lane, a small country lane off the B2026 Edenbridge Road.

The driveway currently gives access to Chartners Farmhouse and will ultimately serve a total of four properties, including a potential Lot 3 comprising the current stable yard which will come to the market at a future date, subject to planning consent being granted.

Lot 1:

Currently the site of a pair of semi-detached cottages which will be demolished under the planning consent granted, the plot is tucked-away at the end of a private track to the south east of the proposed development and amounts to about an acre, including woodland.

Plans have been approved for a detached four bedroom barn-style family home, designed by John Bullock, with a modern open plan kitchen/dining/family room with bi-fold doors opening to the garden, sitting room, study and a utility room.

The barn has been sympathetically designed to aesthetically sit well within the local landscape, with traditional weatherboard elevations and bespoke timber joinery.

Alternatively, it is considered that there is potentially an opportunity to convert the two cottages into one house and extend to the rear, subject to further planning consent being granted.

Lot 2:

A substantial disused agricultural barn currently occupies the site which extends to about an acre and is set within mature woodland, with far reaching southerly views over adjoining farmland from the western boundary.

Planning permission is in place to demolish the barn and replace it with a spacious detached Sussex-style weatherboarded farmhouse, designed by John Bullock, and comprising five bedrooms, a contemporary open plan kitchen/dining/sitting room with bi-fold doors on three sides opening to the garden, 2 reception rooms and a study.

An access drive will need to be created to the site of the new farmhouse, requiring cutting into the slope up through woodland to the top corner.



SITUATION

Lots 1 and 2 Chartners Farm are set in an idyllic position at the bottom of a long driveway, surrounded by farmland and woodland and accessed from automatic entrance gates from Butcherfield Lane. The rural approach descends past Chartners Farmhouse to the site of the cottages and the barn. Hartfield village (about 1.5 miles) offers a good range of individual local shops with a wider choice available in East Grinstead (6.8 miles) and Tunbridge Wells (9.7 miles).

State and Private Schools: Primary school in Hartfield village and other highly regarded schools in the area (both state and private) including Brambletye (East Grinstead) Cumnor House (Danehill), Ashdown House (Forest Row) and Holmewood House (Langton Green), Mayfield School for Girls and Tonbridge, Eastbourne and Sevenoaks public schools.

Mainline rail: Cowden (5.8 miles): Commuter services to London Bridge; East Grinstead (7.2 miles) to London Victoria, or Tunbridge Wells (9.7 miles) to London Charing Cross and Cannon Street, via London Bridge.

Directions

From Tunbridge Wells proceed out of town on the Langton Road (A264). Continue on the B2100 into Groombridge and at the roundabout take the second exit (B2110). Stay on this road, passing through Withyham and, on reaching Hartfield village, take a sharp right-hand turn onto the Edenbridge Road. Continue for about 0.7 miles and turn left into Butcherfield Lane. Stay on the lane for a further 0.6 miles and the gate to Chartners Farm will be found on the left-hand side. Proceed down the drive through the stable yard and the cottages and barn will be found straight ahead.

Services: The Cottages: mains electricity (on separate meters), shared private drainage. Number 2, oil-fired central heating, Number 1, TBC.

Water: A new water supply will be necessary to serve the 2 new properties, the stable yard (if planning is granted in the future) and the farmhouse. Costs are estimated at £14,850.00, plus VAT, to be divided 2 ways between the 2 new plot owners.

There are currently no services in place to the barn.

The electricity supply may need to be upgraded.

Outgoings: Wealden District Council: 01892 653311. Tax Bands to be confirmed.

Agent's Notes: A public bridleway runs from west to east, past the north boundary of Lot 2 as shown in the boundary plan.

We are advised by Wealden District Council that no CIL, SANGS or SAMMS contributions will be due on the plots.

Please refer to Wealden District Council (01892) 653311 <http://www.planning.wealden.gov.uk/> Planning Reference WD/2017/1377/F for full details on the conditions of the permission granted in respect of trees and clearance of the sites.

Our client has disclosed that his son-in-law is employed by Savills, in the Hong Kong office.

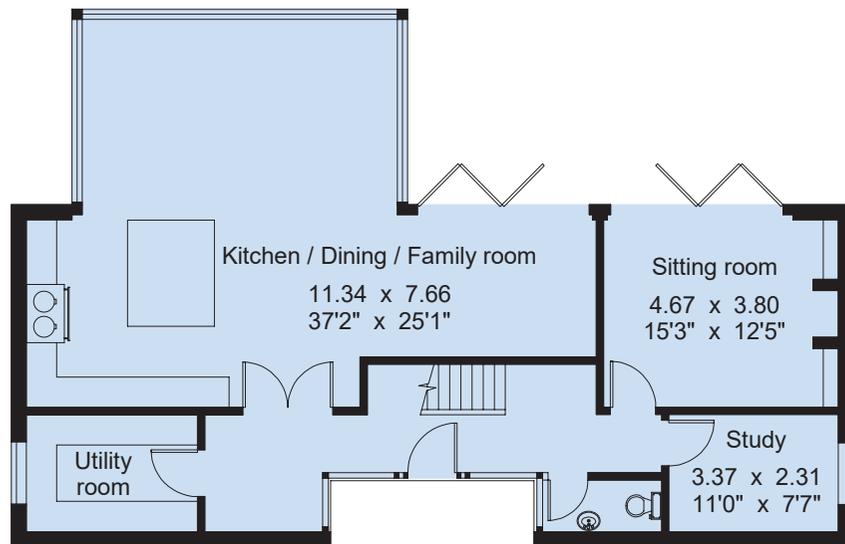
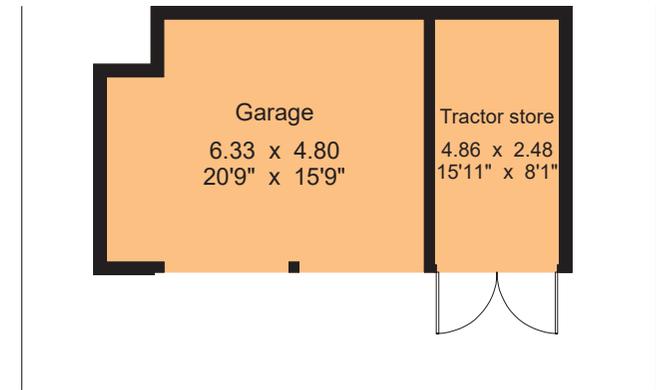


Chartners Farm - Lot 1 Proposed Barn

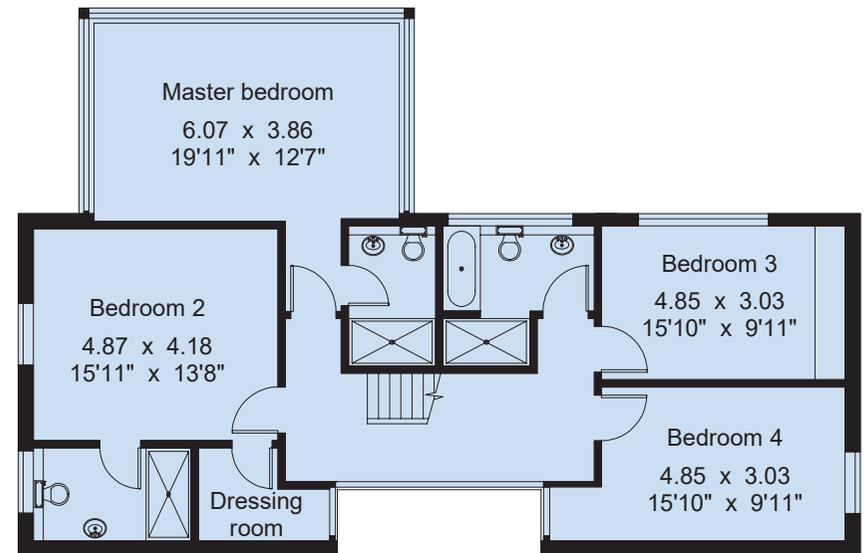
Gross internal area (approx.)

- House - 239.7 sq m (2580 sq ft)
- Garage / Tractor Store - 42.1 sq m (453 sq ft)

For identification only - Not to scale
 © Trueplan (UK) Limited



Ground floor



First floor

VIEWING

Strictly by appointment with Savills on 01892 507000. If there is a point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



The proposed New Farmhouse at Charners Farm

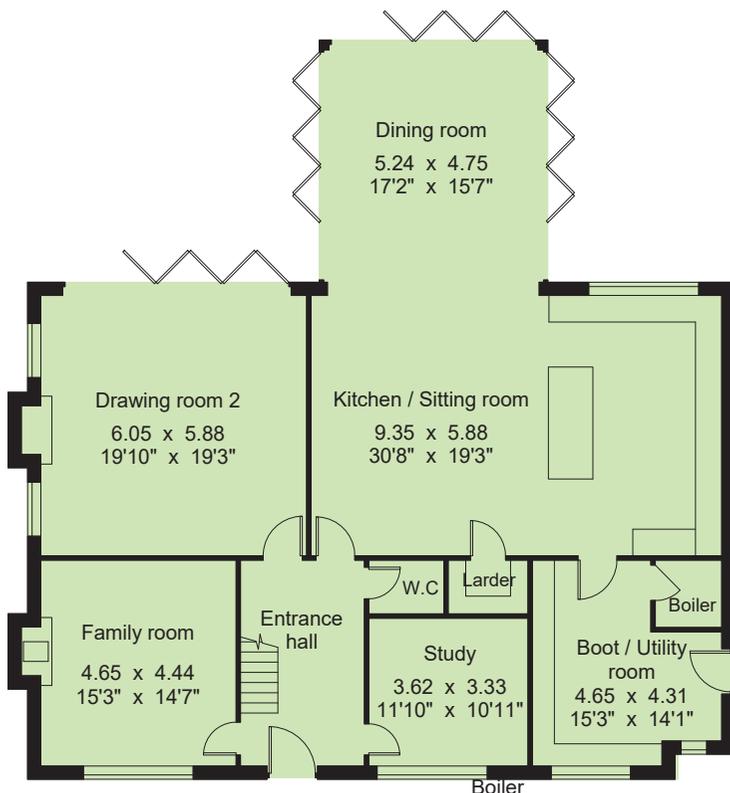
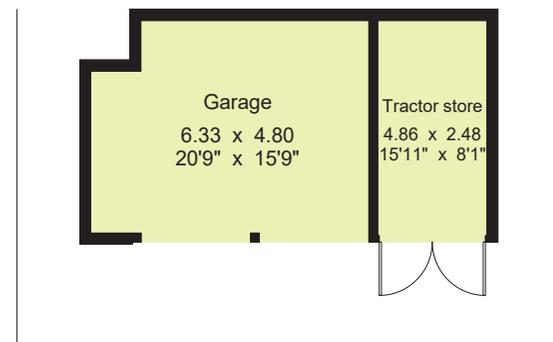
Gross internal area (approx.)

House - 354.4 sq m (3814 sq ft)

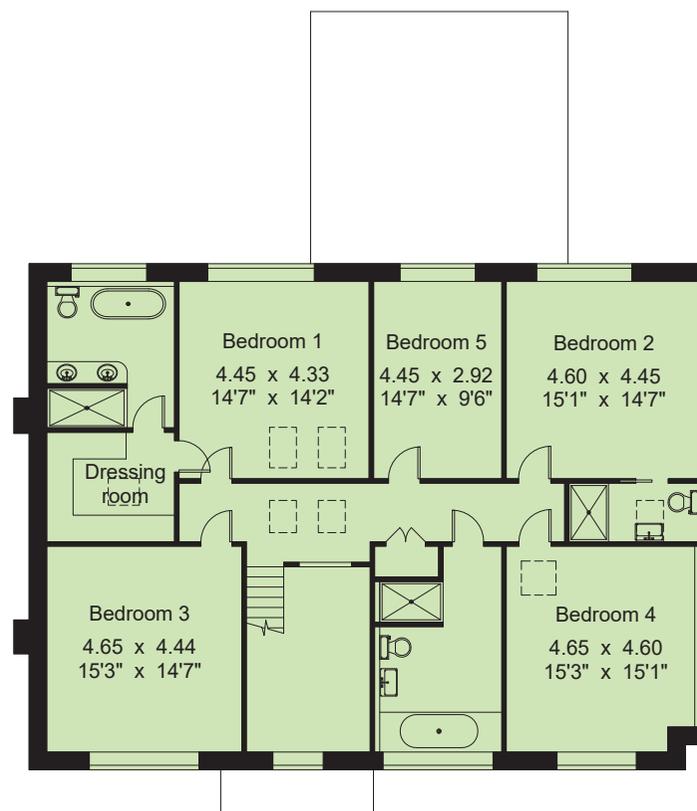
Garage / Tractor Store - 42.1 sq m (453 sq ft)

For identification only - Not to scale

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Ground floor



First floor

Important Notice

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Photographs Taken June 2018

Brochure prepared July 2018

SK/815260

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Lot 1 (Barn)

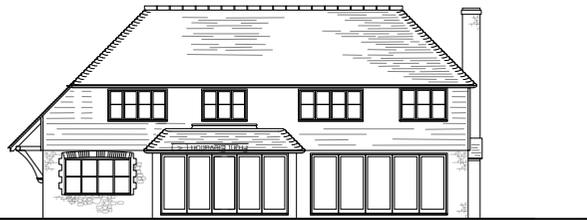


Proposed Barn Front Elevation



Proposed Barn Side Elevation

Lot 2 (Farmhouse)



Proposed Farm House Front Elevation



Proposed Farm House Side Elevation



Lot 2: demolition of existing barn
Area : about 1 acre (0.400 ha)

Lot 1 demolition of 2 cottages
Area : about 1 acre (0.442 ha)

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