



# THE COTTAGE FARM

BORDERING HUNGERSHALL PARK  
TUNBRIDGE WELLS, KENT TN4





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A RARE OPPORTUNITY TO PURCHASE A PRIME RESIDENTIAL DEVELOPMENT SITE IN ONE OF TUNBRIDGE WELLS' MOST PRESTIGIOUS LOCATIONS, WITH PLANNING PERMISSION TO CONVERT EXISTING FARM BUILDINGS INTO A SINGLE DETACHED DWELLING SET WITHIN ITS OWN LAND.

**Total proposed accommodation of 1,870 sq ft, comprising:**

**Ground Floor**

- ♦ kitchen/dining room ♦ sitting room ♦ two double bedrooms
- ♦ shower room

**First Floor**

- ♦ two double en suite bedrooms

**Outside**

- ♦ driveway from road ♦ farmyard and buildings
- ♦ land totalling about 7.4 acres

**Planning permission reference:** 18/03245/FULL  
(<http://twbcpa.midkent.gov.uk>)

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**DESCRIPTION**

The Cottage Farm occupies a delightful setting with the potential to create a wonderful contemporary family home from the buildings of the original farmyard. Surrounded by its land (about 7.4 acres), with a small stream running alongside, this unique development site offers a distinctly rural charm despite its proximity to the bustling town of Tunbridge Wells. Full planning permission was granted on 9 January, 2019.

**SITUATION**

This highly desirable property borders the prestigious Hungershall Park in a prime semi-rural setting. Conveniently located within 1.2 miles of Tunbridge Wells High Street, the mainline station, the historic Pantiles and a superstore. The nearby Cabbage Stalk Lane also offers a delightful and scenic walking route to town via the woodland and open spaces of the Common.

**Private and state schools:** There are many highly-regarded schools in the area including Holmewood House (Langton Green), The Mead and Rose Hill (Tunbridge Wells) preparatory schools, Kent grammar schools in Tunbridge Wells and Tonbridge and independent secondary schools in Tonbridge, Sevenoaks, Mayfield, Pembury (Kent College) and Eastbourne.

**Mainline rail:** Tunbridge Wells (about 1.2 miles by road) offering regular services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East).

**Road connections:** Tunbridge Wells is served by the recently dualled A21 which connects northbound to the M25 and southbound leads to the coast. Gatwick and Heathrow airports are 27 miles and 57 miles respectively.

**Services:** Mains water and electricity are available on site.

**Outgoings:** Tunbridge Wells Borough Council, Tax band not yet assessed.

**Directions:** Postcode TN4 8NH: Turn into Hungershall Park from Major Yorks Road and after about 0.4 miles the road bends downhill to the left. The Cottage Farm will be visible across the fields to the right and the gated driveway will be found on the right just past the next right hand bend.



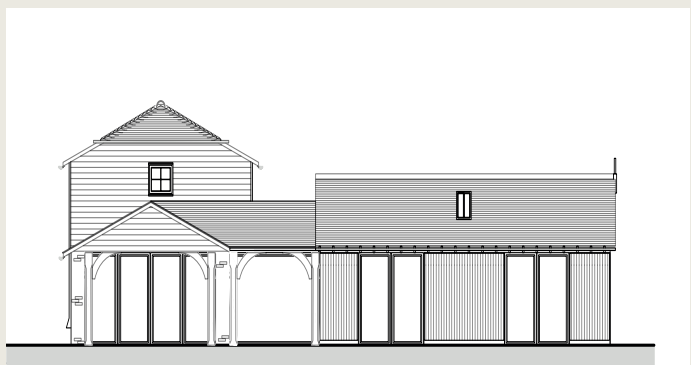
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| Building | Metric (m)   | Imperial       |
|----------|--------------|----------------|
| A        | 8.66 x 3.69  | 28'7" x 12'1"  |
| B        | 4.00 x 2.50  | 13'1" x 8'2"   |
| C        | 8.66 x 4.89  | 29'1" x 16'0"  |
| D        | 10.19 x 5.78 | 33'5" x 18'11" |
| E        | 10.13 x 3.73 | 33'3" x 12'2"  |
| F        | 9.15 x 5.60  | 30'0" x 18'4"  |
| G        | 4.84 x 2.73  | 15'10" x 8'11" |
| H        | 1.85 x 1.64  | 6'0" x 5'4"    |
| I        | 8.54 x 1.96  | 28'0" x 6'5"   |
| J        | 3.00 x 2.99  | 9'10" x 9'9"   |



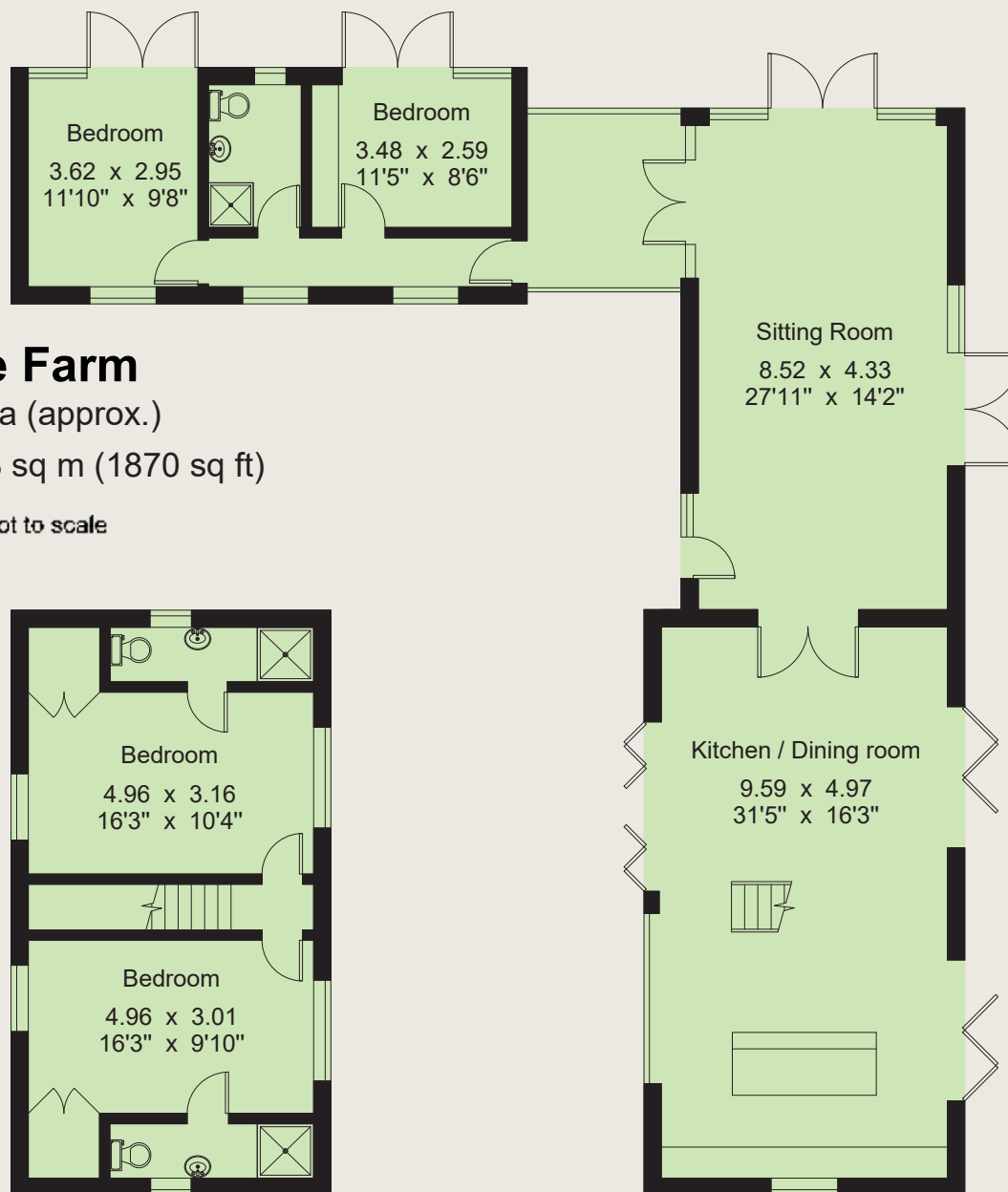
Proposed Front Elevation



Proposed Side (Left) Elevation

**Agent's note:** All that part of the property that does not benefit from planning consent 18/03245/FULL will be subject to overage provisions lasting for a period of 20 years from the date of completion. The overage payment will be 50% of the increase in value of the whole or any part of the land following the grant of planning permission to erect a residential [or a commercial] property or properties.





## The Cottage Farm

Gross internal area (approx.)

House - 173.8 sq m (1870 sq ft)

For identification only - Not to scale

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### Viewing:

Strictly by appointment with Savills on 01892 507000. If there is any point which is of particular importance to you, we invite you to discuss this with

### Important Notice

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Brochure Prepared April 2019

Photographs Taken April 2019

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**Savills Tunbridge Wells**  
53 High Street, Tunbridge Wells  
TN1 1XU  
tunbridgewells@savills.com  
**01892 507000**

**savills.co.uk**

