

# HAWKHURST KENT





POTTERS LANE, HAWKHURST, KENT TN18 5BB

### Rare Development Opportunity

The yard is located off a rural lane, within the High Weald Area of Outstanding Natural Beauty. The property currently provides two barns, a 20m by 40m sand school and approximately five acres of pasture with post and rail fencing and water troughs.

The property has planning permission to convert the stables (approximately 1,862sq.ft.) into a house with open plan kitchen/dining/sitting area, a utility room, cloakroom, master bedroom with ensuite shower room, three further bedrooms, a family bathroom and a garden.

The corrugated barn opposite has planning permission to be demolished and replaced with one of two options providing approximately 1,315sq.ft.

The first option is to build ancillary accommodation for a home office with a garage. This permission requires removal of the sand school which is partly turned in to an area of garden. Planning reference TW17/03365/FULL.

OR, the second, to build an ancillary building with two stables, storage and two garages. The sand school is retained. Planning reference TW17/03274/FULL.

The property is within the Cranbrook School catchment area.

#### Harpers and Hurlingham

The Corner House  
Stone Street  
Cranbrook  
Kent  
TN17 3HE

Tel: 01580 715400  
enquiries@harpersandhurlingham.com

[www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)



Note:  
 Do not scale, except for planning purposes.  
 Planning issue only, not for construction.  
 This drawing and design is protected under copyright, and it shall not  
 be reproduced in whole or part without our prior consent.



Ground Floor



0 5 10M  
 1:100 scale on A3

**THE RURAL PLANNING PRACTICE**

GRINCESTER 01285 719568 | CRANBROOK 01580 715378  
[office@theruralplanningpractice.co.uk](mailto:office@theruralplanningpractice.co.uk) [www.theruralplanningpractice.co.uk](http://www.theruralplanningpractice.co.uk)

ISSUE : PLANNING

Project	Convert stables to residential, replace barn with ancillary accommodation	
Drawing Title	Stable conversion - plans proposed	
Scale	1:100 on A3	Drawing No.
Date	6 March 2017	<b>4806 101</b>
Rev		







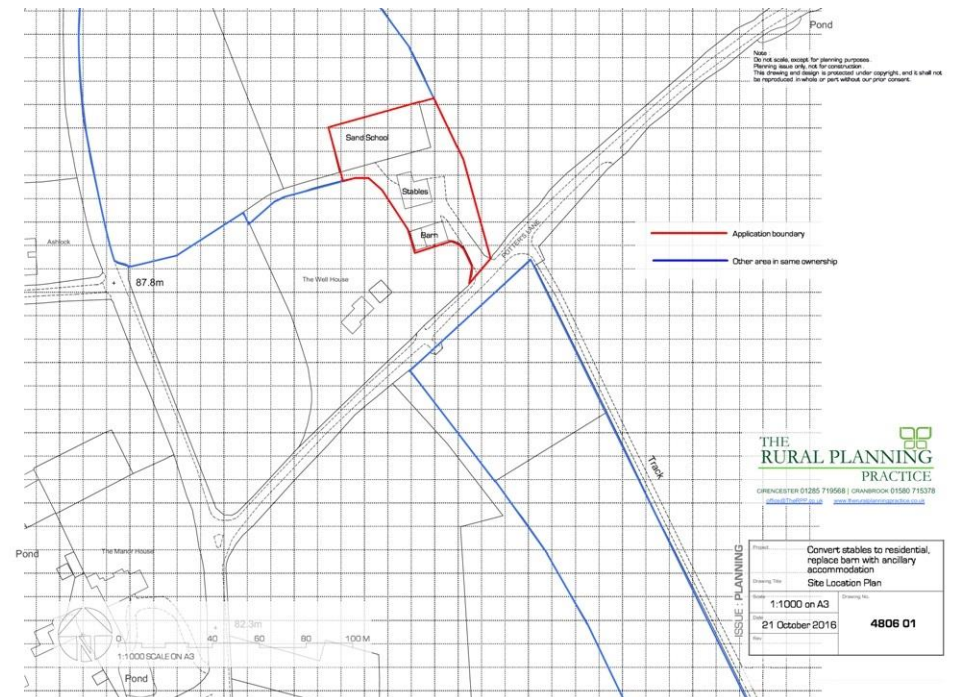
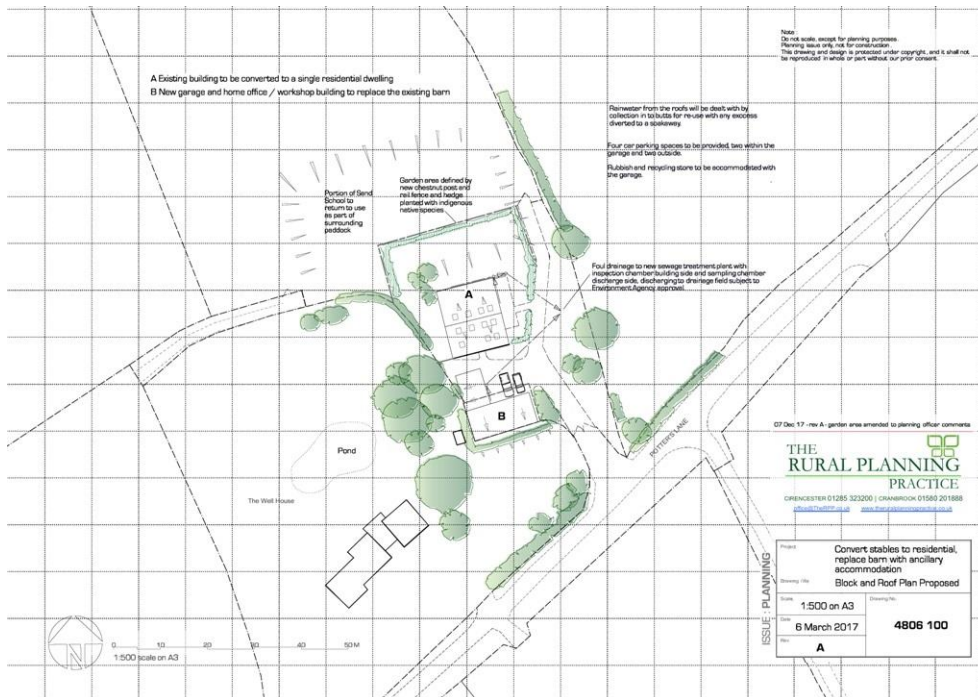
The stables and barn are located between Hawkhurst and the sought after town of Cranbrook with its eclectic mix of shops, cafe's, restaurants, boutiques etc., the town is dominated by the stone church known locally as "The Cathedral of the Weald".

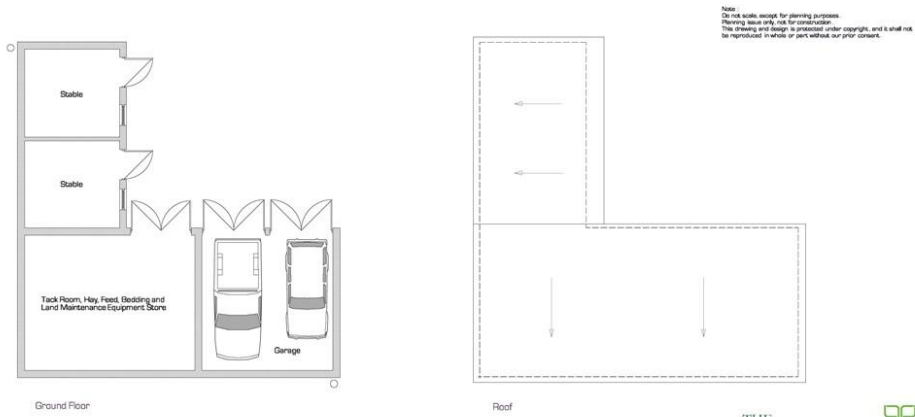
There are a variety of social clubs offering a range of interesting activities.

The property is also located a short distance from Bedgebury, ideal for hacking, walking and mountain biking.

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

The A21 offers excellent links to the Motorways heading North and South. The Mainline station at nearby Staplehurst offers trains to London Bridge, Charing Cross and Cannon Street.





Note:  
Do not scale, except for planning purposes.  
Planning issue only, not for construction.  
This drawing and design is protected under copyright, and it shall not be reproduced in whole or part without our prior consent.

THE RURAL PLANNING PRACTICE  
CRANECENTER 01285 719568 | CRANBROOK 01580 715378  
info@trpp.co.uk www.ruralplanningpractice.co.uk

Project	Convert stables to residential, replace barn with stables and garage
Drawing Title	Stables and garage plans proposed
Scale	1:100 on A3
Date	September 2017
Issue	4804 103



## SERVICES

Mains electricity and water currently connected via Well House and will need to be separated.

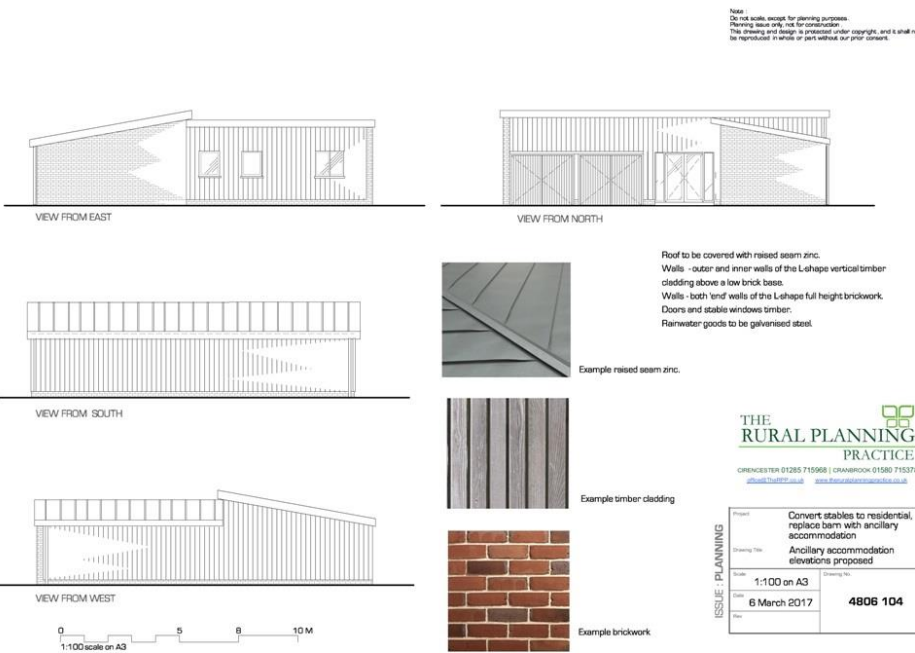
EPC Rating: n/a

Planning reference: 17/03365 or 17/03274 dependant on the scheme

A covenant exists restricting the number of horses to be kept to two.

Tunbridge Wells Borough Council - Council Tax Band tba

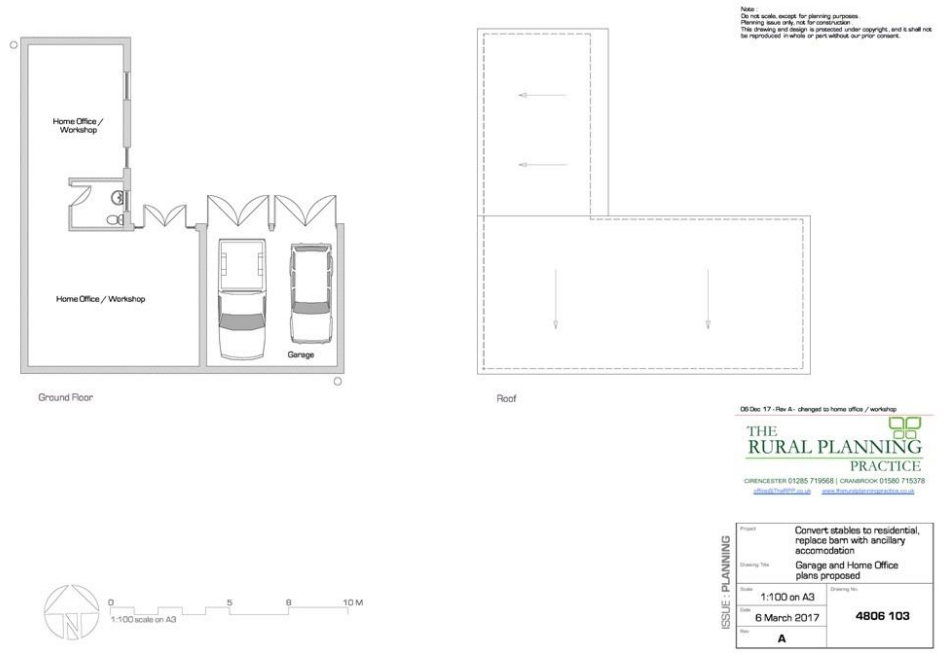
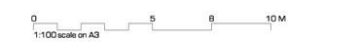
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Note:  
Do not scale, except for planning purposes.  
Planning issue only, not for construction.  
This drawing and design is protected under copyright, and it shall not be reproduced in whole or part without our prior consent.

THE RURAL PLANNING PRACTICE  
CRANECENTER 01285 719568 | CRANBROOK 01580 715378  
info@trpp.co.uk www.ruralplanningpractice.co.uk

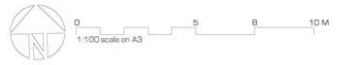
Project	Convert stables to residential, replace barn with ancillary accommodation
Drawing Title	Ancillary accommodation elevations proposed
Scale	1:100 on A3
Date	6 March 2017
Issue	4806 104



Note:  
Do not scale, except for planning purposes.  
Planning issue only, not for construction.  
This drawing and design is protected under copyright, and it shall not be reproduced in whole or part without our prior consent.

THE RURAL PLANNING PRACTICE  
CRANECENTER 01285 719568 | CRANBROOK 01580 715378  
info@trpp.co.uk www.ruralplanningpractice.co.uk

Project	Convert stables to residential, replace barn with ancillary accommodation
Drawing Title	Garage and Home Office plans proposed
Scale	1:100 on A3
Date	6 March 2017
Issue	4806 103



06 Dec 17 - Rev A - changed to home office / workshop





**H&H**  
HARPERS AND HURLINGHAM