



# EQUUS

*Country & Equestrian*



THE HAY BARN





## THE HAY BARN, Swanton Road, Tonbridge, Kent ME18 5JY

New price - proceedable buyers wanted - PLANNING GRANTED FOR BARN CONVERSION to residential dwelling with 5 acres (\*TBV) of pastureland along with 40m x 20m rubber surfaced RIDING ARENA.

Situated in an idyllic position, the property presents a perfect opportunity for those with country and equestrian interests seeking a New Build Project located in the highly desirable hamlet of West Peckham within easy commuting to London and the bustling towns of Tonbridge and Maidstone.

The existing building for conversion is a detached agricultural barn of metal frame and metal cladding under a corrugated fibre cement roof. This building has approval subject to various conditions for conversion into a residential dwelling under planning reference 23/01446/FL - Tonbridge & Malling Borough Council. The total footprint of the property to be converted extends to approximately 1,200ft<sup>2</sup>.

A breakdown of the accommodation is as follows: - The Front Door will open to Utility Room with wash hand basin, with door to an open plan Kitchen & Living Room Area with Bi Fold doors to the Garden. In addition, there is a fitted cupboard for storage purposes in the Kitchen/Diner. From here a door leads through to Bed 1 (double) with Ensuite and doors to Garden, Family Bathroom with shower, w/c and wash basin and further door to Bedroom 2 with Bi Fold door to the Garden, Ensuite with bath, w/c and wash basin.

Outside a long gravel driveway comes in from Swanton Road leading up to the proposed dwelling where there is ample space for several vehicles and a horse box next to the barn. For off road riding a bridleway runs along the western boundary of the land with extensive woodland rides accessed along the lane a short hack away.

### PLANNING DISCHARGES & NOTES VARIOUS DISCHARGES MET

Submitted planning application fee and Planning condition 2 of proposed elevations and planning condition 4 of site plan and hard and soft landscaping.

Topographical survey of land and access from track to barn.

Conducted trial pits for drainage and waste system.

Civil engineer surveys for drainage design and for site access road design.

Structural engineer Survey for design and details.

Driveway to include additional concrete reinforcement and additional retaining works and tree removal along driveway and near barn.

Section 73 planning fee for changes to windows, doors, and external materials.

Building regulation plans for substructure, ground floor plan, elevations, roof plan, sections, general construction details, spec sheets, U value calculations.

Discharge of planning conditions means satisfying the requirements set out in planning permission granted by a local planning authority (LPA).

This involves submitting documentation, surveys, or other

evidence to demonstrate compliance with specific conditions, and obtaining formal approval from the LPA before development can begin.

Failure to discharge conditions can lead to enforcement action and even invalidate the planning permission.

### SITUATION & AREA AWARENESS

The Hay Barn is situated off a country lane, with no near neighbours, on the rural fringes of the desirable hamlet of West Peckham with it's pretty village green, St Dunstan's Church dating (back to the 11th Century,) village hall and renowned gastro pub 'The Swan on the Green' now owned by the locals and providing 'proper pints and decent food'.

Everyday needs are catered for at nearby Hadlow village, Plaxtol village or a little further to Kings Hill and West Malling where there are larger supermarkets and the bustling towns of Tonbridge and Maidstone are within easy driving distance.

Excellent schooling options are available at the local towns of West Malling, Tonbridge, Royal Tunbridge Wells, Sevenoaks & Maidstone in both the state and independent sectors. For commuting links West Malling rail Station offers a 40 minute service to London Victoria and Tonbridge rail station offers a station offers a 50 minute service to London Bridge/Cannon Street/Charing Cross. There is excellent access to the motorway network at Wrotham Heath onto the M20, linking to the M25 for Gatwick & Heathrow and there are good local road networks taking you to London & Canary Wharf, Bluewater and the South Coast.

### LAND & GROUNDS

The pastureland at the property surrounds the consented residential dwelling to the north, east and west and is classified as Grade III on the Agricultural Land Classification Plan for England & Wales and extends to approximately 5 acres (\*TBV).

Title plan numbers K907371 (part) and K793307(part), K794714.

The boundaries are predominantly natural hedgerows with fencing. providing seclusion for the residential dwelling with views over surrounding countryside and woodland.

The acreage and or land shown / stated on any map and or screen print for the property is \*TBV - (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

### MATERIAL INFORMATION

TENURE: Freehold





PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: TBV refer to the structural survey report.  
 NUMBER & TYPE OF ROOM/S: 2 bedrooms / open plan living & kitchen / Family bath shower room TBV - see attached floor plans.  
 PARKING: Multiple off road for several cars.  
 FLOOD RISK: Zero  
 TITLE NUMBER/S: TBC  
 LOCAL AUTHORITY: Tonbridge & Malling / TAX BAND: TBC on Completion of build.  
 EPC RATING: Not done as the property is not built - Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

#### SERVICES

HEATING: TBC by new owner / SEWAGE: A private compliant treatment plant will need to be installed with current Environment Agency legislation.  
 WATER SUPPLY: Water pipe laid but not connected / available from the mains on the lane.  
 ELECTRICITY SUPPLY: Not connected.  
 BROADBAND: Not connected. Standard 1Mbps / 0.2 Mbps appears to be available in the area - see useful website links.  
 MOBILE COVERAGE: EE, O2, Three - outdoor limited / likely - see useful website links.

#### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:  
[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

#### DIRECTIONS

From the centre of West Peckham by the Swan on the Green pub, head east on Church Road for approximately 150 metres, turning left when meeting the T junction. Follow this road for around a quarter of a mile until reaching the fork right to Stan Lane, take this lane and follow for 0.5 miles. Upon reaching a fork, keep right and follow this road for approximately 300 metres where the property entrance will be located on your right.

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
 Equus Country & Equestrian, South East/South West  
 T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

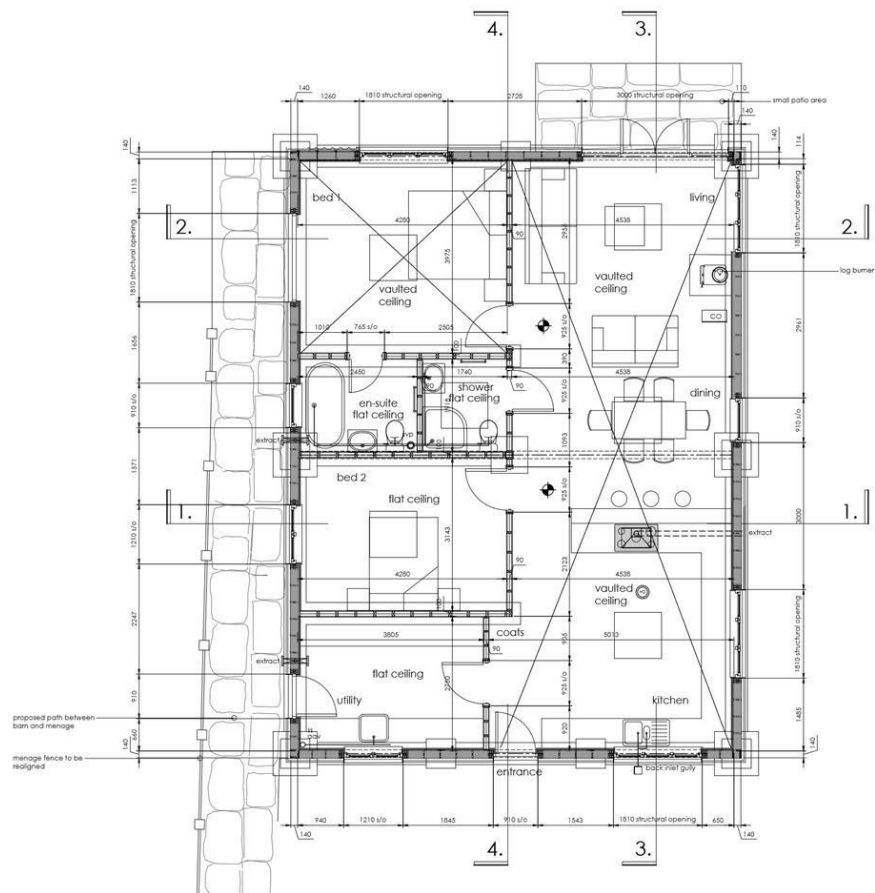
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**Guide price £590,000**







ground floor plan proposed scale 1:50

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this drawing to be read in conjunction with the building regulation specification drawing number 01.882.600

ALL STRUCTURAL WORKS IN COMPLIANCE WITH THE STRUCTURAL ENGINEER'S DRAWINGS, DETAILS, SPECIFICATION AND CALCULATIONS. STRUCTURAL ELEMENTS SHOWN ON THIS DRAWING FOR GUIDANCE ONLY. THE STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS TAKE PRECEDENCE

MOVEMENT JOINTS AND EXPANSION JOINTS TO THE STRUCTURAL ENGINEER'S DETAILS

RADON POTENTIAL: BETWEEN 1% AND 3% THEREFORE ADOPT BASIC RADON PROTECTION.

MECHANICAL SERVICES KEY

- Extract fan ceiling mounted connected to file vent
- Extract fan through wall mounted

NOTE  
Radiator sizes and positions to be as specified by the appointed heating engineer

FIRE DETECTION AND PROTECTION KEY

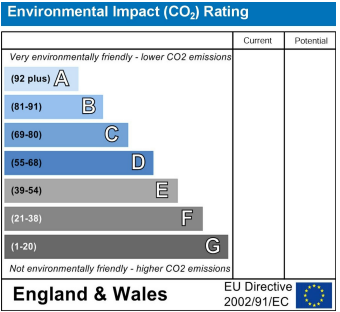
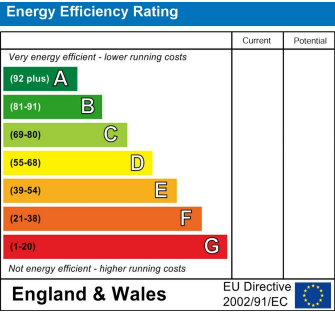
- Smoke detector / alarm
- Heat Detector
- Carbon Monoxide Detector
- Emergency egress window

Revision: Description: Date:

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Client:  
HIGHPOINT DEVELOPMENTS  
Project:  
LAND NORTH EAST OF 'THE HURST'  
STAN LANE  
WESTPECKHAM  
ME18 5JL  
Site:

Ground Floor Plan as Proposed  
Scale: 1:50 @ A2 Date: FEB 28  
Drawing Number: 01.882.200  
Drawing: DT  
Revision: C0



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