

3rd July 2024

To Whom it may Concern

LOWER CHURCH FARM, SPELDHURST HILL, TUNBRIDGE WELLS, TN3 0NJ

We have the pleasure in attaching sales particulars for Lower Church Farm, a superbly located farm with far reaching views across the High Weald.

The farm is subject to an Agricultural and Equestrian occupancy condition (AOC) which restricts the occupier of the dwelling to *“a person solely or mainly employed or last employed in the locality in agriculture and/or in the locality in forestry and/or in the operation of a commercial horse livery enterprise undertaken at Lower Church Farm, Speldhurst, or a widow/widower of such a person or a dependant of such a person residing with him or her”*. Further details pertaining to this AOC can be obtained on request.

We will require the completion of the AOC Compliance Form together with any offer submitted. This form is appended to the sales brochure attached.

There are additional areas available by separate negotiation which can be shown at a viewing.

If you would like to view, or have any queries in respect of the AOC, please contact Amelia Rogers or Dan Page at Lambert & Foster’s Sussex office.

We look forward to hearing from you in due course.

Yours faithfully

Lambert & Foster



LOWER CHURCH FARM,
SPELDHURST, TUNBRIDGE WELLS, KENT TN3 0NJ



**Lambert
& Foster**



TUNBRIDGE WELLS 3.5 MILES | LANGTON GREEN 1.9 MILES | TUNBRIDGE WELLS STATION 3.5 MILES

LOWER CHURCH FARM, SPELDHURST, TUNBRIDGE WELLS, KENT TN3 0NJ

An excellently located farm with a detached farmhouse (subject to AOC/Equestrian occupational restriction) enjoying fabulous views together with adaptable equestrian building with 15 acres of pasture with exercise arena.

GUIDE PRICE £895,000



SITUATION

Lower Church Farm enjoys an enviable location on the immediate outskirts of the popular village of Speldhurst. Speldhurst has a good range of local amenities including a small shop and the popular George & Dragon pub as well a highly regarded primary school. The village is surrounded by undulating countryside with an excellent choice of walks including the Tunbridge Wells Circular Walk and Weald Way. In nearby Tunbridge Wells there is an excellent range of social recreational and shopping amenities.

DIRECTIONS

From the centre of Tunbridge Wells, head out on the A264 towards Langton Green and Groombridge. Passing through Langton Green, take a right turn by The Hare Public House towards Speldhurst. Continue into the village passing the village school on the left and then turn right. After The George & Dragon Public House, turn immediately left into Barden Road and then immediately right into the shared driveway which leads down to the farm.

DESCRIPTION

Lower Church Farm is located on the edge of Speldhurst village approached over a shared driveway from Speldhurst Hill. A right of way continues through the farmyard to a water treatment works that adjoins to the north. The Farmhouse comprises a detached five bedroom chalet style property of brick construction with timber weatherboarding under a pitched tiled roof. The ground floor accommodation comprises an entrance porch into hallway with stairs leading to first floor accommodation. Off the hallway there is a utility room with cloakroom and sink, a sitting room with doors opening to the garden and a conservatory. From the hall is the kitchen opening through to a dining room and onwards to a family

bathroom. Two bedrooms are located on the ground floor. Stairs lead to a first floor landing with a master en-suite bedroom with two further good size bedrooms. The house enjoys fantastic views over its own, and adjoining, farmland. There is ample parking.

In the adjacent yard there is a timber stable block and useful portal framed farm building with potential to be adapted for stables, which incorporates a WC, part of this building is converted to a 1 bedroom dwelling which is available by separate negotiation. A right of access will be granted behind this building for maintenance purposes



SCHOOLS

Highly regarded primary schools in Speldhurst and Langton Green, with local preparatory schools including Holmewood House in Langton Green, and an excellent selection of secondary schools and Kent grammar schools in Tonbridge and Tunbridge Wells, with a choice of independent schools in Tonbridge, Pembury and Sevenoaks.

WHAT3WORDS

Using the What3Words app for the purposes of viewing, the farmhouse is located at [///dressing.haircuts.broadcast](https://www.what3words.com/#!/dressing.haircuts.broadcast)







THE FARMLAND

The farmland is mainly laid to pasture and extends to approximately 15 acres divided into a number of small grazing paddocks, accessed off the main farm drive which leads onto the water treatment works which adjoin the farm on its northern boundary. Located in the most northerly field is a 40m x 20m menage/sand school with a sand and rubber surface.

FLOOR PLANS

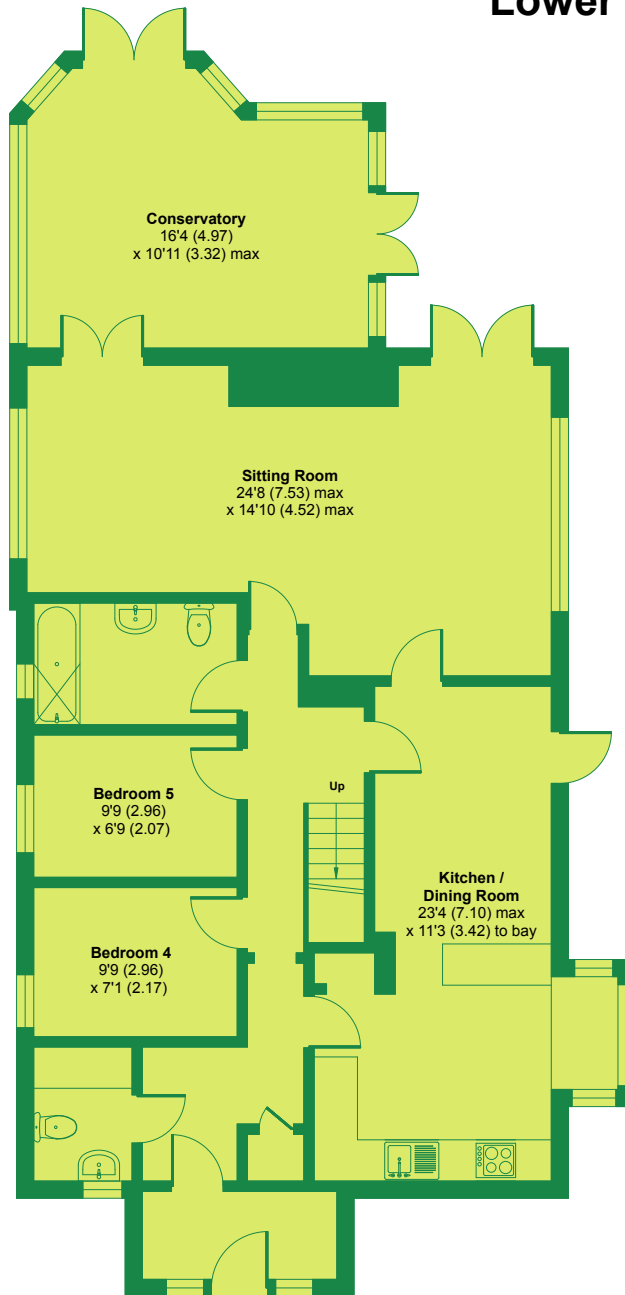
Lower Church Farm, Speldhurst Hill, Tunbridge Wells, TN3

Approximate Area = 1704 sq ft / 158.3 sq m

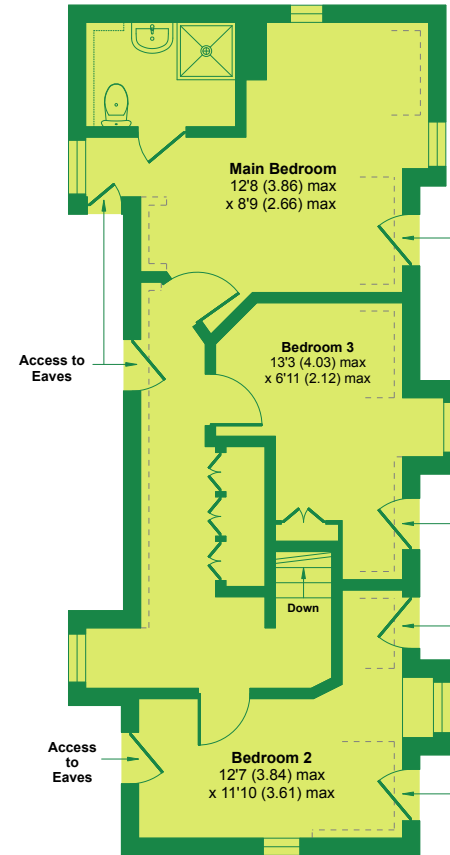
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Total = 1772 sq ft / 164.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Lambert and Foster Ltd. REF: 1103893

BUILDINGS PLAN



**VIEWING:**

By appointment with the sole selling Agents Lambert & Foster Wadhurst office on 01435 873999 option 1 with enquiries directed to Amelia Rogers or Dan Page.

SERVICES:

We understand that mains water and electricity are connected to the property with mains drainage.

METHOD OF SALE:

The farm is offered for sale by private treaty as a whole. If demand dictates, a deadline for best and final offers will be set in the event that significant interest is received.

TENURE:

Freehold with vacant possession.

PUBLIC RIGHTS OF WAY:

A public footpath (WT67) passes over a section of the northern drive that adjoins the farmland at distance from the main house and buildings.

COUNCIL TAX:

Lower Church Farmhouse is included in Council Tax Band E.

LOCAL AUTHORITY:

Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RS
Tel: 01892 526121.

PLANNING:

The property is sold with the benefit of the following planning approvals granted by Tunbridge Wells Borough Council:

TW/90/0716 Outline Permission for an Agricultural Dwelling subject to standard agricultural occupancy restriction.

03/00200/FUL | Variation of Condition 10 – to include equestrian activities (TW/90/00716 refers).

10/01201/FUL | Variation of Condition 1 of TW/03/00200 – to allow either agricultural or livery activities.

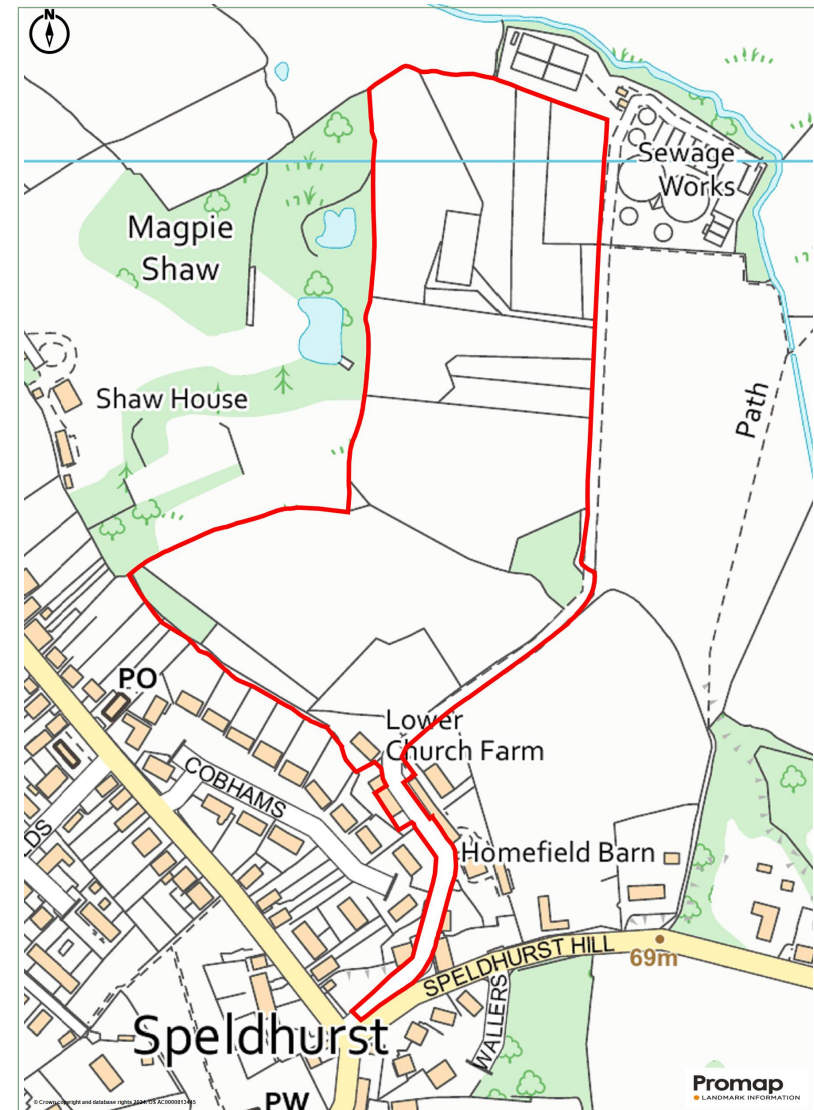
Copies of the planning history and relevant approvals can be sent on request.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

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.

SITE PLAN





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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AGRICULTURAL OCCUPANCY CONDITION COMPLIANCE ASSESSMENTSUBJECT PROPERTY: **Lower Church Farm, Speldhurst Hill, Tunbridge Wells TN3 0NJ**

ENQUIRERS DETAILS

Name:

Address:

Post Code: Tel:

The property is subject to an Agricultural Occupancy Condition (AOC). The Farmhouse at Lower Church Farm was approved via an outline permission under reference 90/00716/OUT which was subject to the following condition (condition number 10):

"10. The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependent of such a person residing within him or her, or a widow or widower of such a person."

Prior to making an offer, it is necessary to assess whether you would be eligible to occupy the Property. Therefore, please complete either Section 1 or Section 2 below.

IN ALL CASES, PLEASE DESCRIBE YOUR SPECIFIC FUNCTIONAL AND / OR ECONOMIC AGRICULTURAL NEED FOR THE DWELLING:

"agriculture" includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly;

IF YOU ARE CURRENTLY EMPLOYED (OR, IF RETIRED, LAST EMPLOYED) IN AGRICULTURE OR IN A TRADE OR INDUSTRY MAINLY DEPENDENT UPON AGRICULTURE, PLEASE RESPOND TO **SECTION 1**.

IN THE CASE WHERE AN ENQUIRER AND ALL OTHER INTENDED OCCUPIERS HAVE NO AGRICULTURAL BACKGROUND, COMPLETE **SECTION 2**

SECTION 1 (FOR THOSE EMPLOYED OR LAST EMPLOYED IN AGRICULTURE)



Principal Party's MAIN EMPLOYMENT (if retired, last employment).

Please describe employment, including duties:

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.....
.....

Average number of hours per week engaged in this employment:

Principal Party's SECONDARY EMPLOYMENT

Please describe employment, including duties:

.....
.....
.....

Average number of hours per week engaged in this employment:

Spouse's MAIN EMPLOYMENT (if retired, last employment)

Please describe employment, including duties:

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Average number of hours per week engaged in this employment:

Spouse's SECONDARY EMPLOYMENT

Please describe employment, including duties:

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Average number of hours per week engaged in this employment:

Others MAIN EMPLOYMENT (if retired, last employment)

Please describe employment, including duties:

.....
.....
.....

Others SECONDARY EMPLOYMENT

Please describe employment, including duties:

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.....
.....

Average number of hours per week engaged in this employment:

SECTION 2 (FOR THOSE WITH NO AGRICULTURAL BACKGROUND)



Principal party's MAIN EMPLOYMENT (if retired, last employment)

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Principal party's SECONDARY EMPLOYMENT

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Spouse's MAIN EMPLOYMENT (if retired, last employment)

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Spouse's SECONDARY EMPLOYMENT

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Others MAIN EMPLOYMENT (if retired, last employment)

.....

Others SECONDARY EMPLOYMENT

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