



Artist's Impression

**THE HOP PICKERS' HUTS AT PLUMMERS FARM
BIDDENDEN ROAD, SISSINGHURST, KENT TN17 2AB**

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Traditional Hop Pickers' Huts with Planning Permission for a change of use for conversion to a 2 Bedroom Dwelling, together with other Traditional Buildings with potential (subject to Planning) in a beautiful rural location on the edge of the village with views over its Farmland and landscaped ponds extending to 21.69 Acres (8.77 Hectares). Cranbrook School Catchment Area

Guide Price: £575,000

VIEWING: Strictly by appointment with the Agents' Paddock Wood Office on 01892 832325.

DIRECTIONS: The postcode of the property is TN17 2AB. From Milk House Public House in the centre of Sissinghurst Village, proceed in an easterly direction along the A262 and shortly after leaving the village look out for the driveway to Plummers Farm on your right-hand side. Turn into the main drive and the entrance to the property will be seen on your left-hand side along the drive. Follow this drive which then leads to the Hopper Huts.

SITUATION: The Barn is situated in a beautiful rural location on the immediate outskirts of the village of Sissinghurst in the Weald of Kent. The property is located in the sought after Cranbrook School Catchment Area.

Tunbridge Wells, with its excellent shopping and leisure facilities, is some 15 miles to the west and the County Town of Maidstone is some 13.6 miles to the north. Local facilities and amenities are available in the charming town of Cranbrook, some 2.4 miles to the south-west. Staplehurst Railway Station with its regular rail services to mainline London stations and the Ashford International terminal is 5.1 miles to the north. Sissinghurst boasts an excellent new Primary School and Dulwich Preparatory School, the well known local prep school, is just a few minutes drive away.

LOCAL AUTHORITY: Tunbridge Wells Borough Council, Mid Kent Planning Support, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. Telephone 01622 602736. Email: planningsupport@midkent.gov.uk www.tunbridgewells.gov.uk

THE HOP PICKERS' HUTS

DESCRIPTION: The property is approached off a shared driveway off the public highway which connects to a driveway which passes through agricultural land to the hop pickers' huts. The group of buildings comprises traditional timber framed huts, externally clad with corrugated iron. The most southerly building has Consent for a change of use from an agricultural building to a single residential unit. The Planning Consent provides for approximately 1,580 sq ft (147 sq m of accommodation) including door into entrance hall with WC/cloakroom and cupboards, leading off to rear lobby with utility room, connecting to open plan kitchen and dining room. Open through to sitting room, hallway connecting to bedrooms 1 and 2, both with en-suite bathroom facilities. Extracts of the approved plans are attached for illustrative purposes.

To the north of the approved huts, are a further range of buildings including a traditional hopper hut (90 sq m), an agricultural storage building of timber and corrugated iron construction (50 sq m). The immediate area of buildings is surrounded by a small block of orchard with established hedging and trees on 3 sides.

THE FARMLAND

This lies mainly to the south of the Hopper Pickers' Huts and extends in all to some 21.69 Acres (8.77 Hectares). To the west of the huts is an attractive series of landscaped ponds which step down the gentle southerly aspect of the land. The majority of the farmland has been in an arable rotation in 2015 but will be restored to pasture by the vendor prior to completion.

SERVICES: Electricity and mains water are connected to the buildings. Provision for a telephone connection has been made. Purchasers should rely on their own enquiries as to the suitability of these services.

PLANNING Prior Notification for the proposed change of use from agricultural building to a single residential unit was granted by Tunbridge Wells Borough Council, subject to conditions, on the 10th June 2015 (Reference 15/503220/PNQCLA). Copies of the Planning Consent and approved plans are available from inspection on request. The change of use was granted subject to a number of conditions set out on the Decision Notice. Plans for the conversion of the northern block of huts providing two guest bedroom and bathroom, farm office workshop and store have been prepared. No formal

application has been made but Tunbridge Wells Borough Council planning officer has indicated that were a full planning application to be submitted, it is likely to have Officer level support. Copies of correspondence and proposed plans are available on request.

The sale contract will include some restrictive covenants which affects the land being sold. Further details on request.

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.





HANDLEYS

Paddock Wood

77 Commercial Road, Paddock Wood,
Kent TN12 6DS T 01892 832 325

Mayfield

Handleys, The Estate Office, High Street,
Mayfield, E. Sussex TN20 6AE T 01435 873 999

Cranbrook

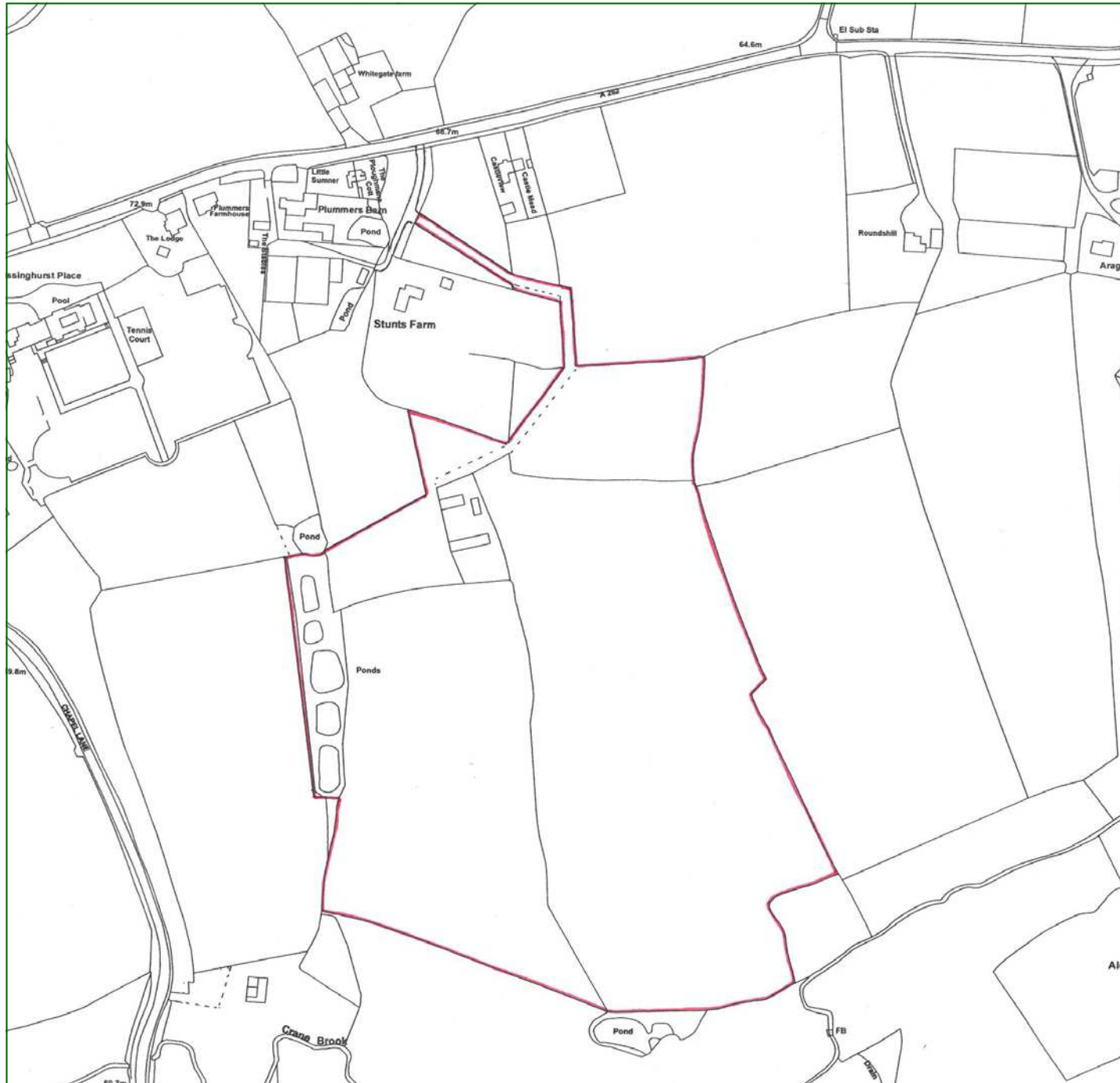
Weald Office, 39 High Street, Cranbrook,
Kent TN17 3DN T 01580 712 888

Maidstone Auction Market

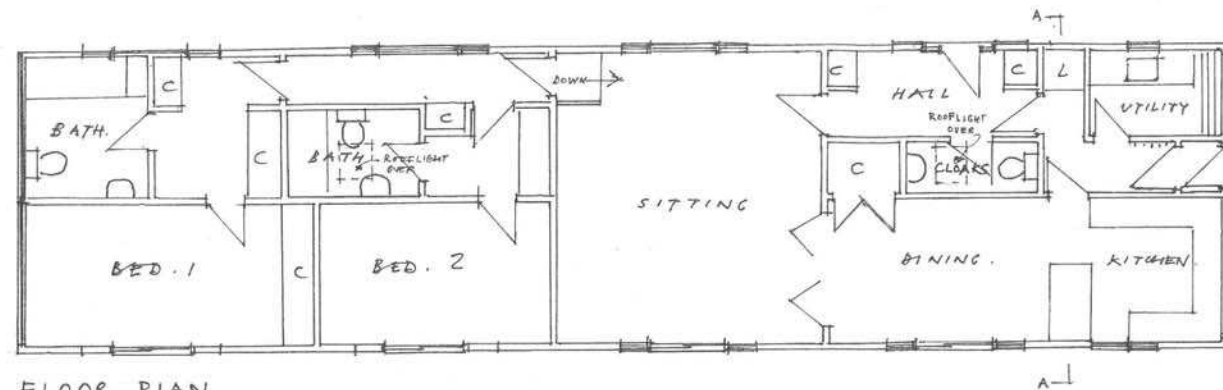
www.lambertandfoster.co.uk



HOP PICKERS' HUTS AT PLUMMERS FARM, BIDDENDEN ROAD, SISSINGHURST, KENT



Proposed Conversion Plans

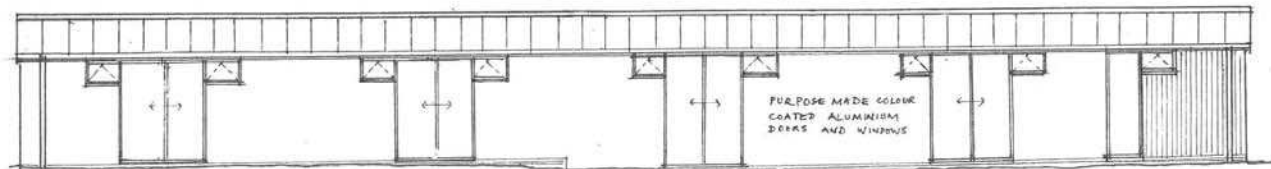


FLOOR PLAN

HIGH LEVEL GLAZING



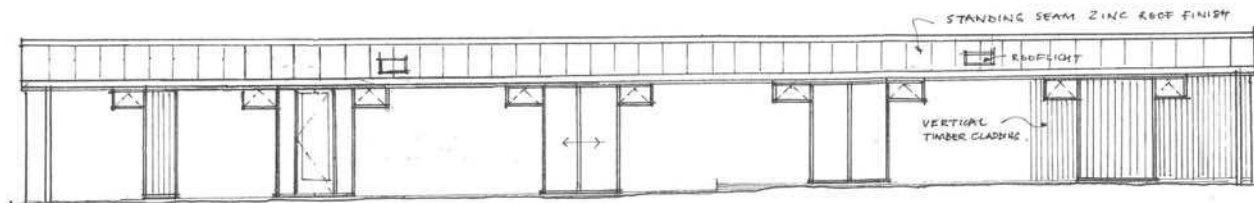
WEST ELEVATION



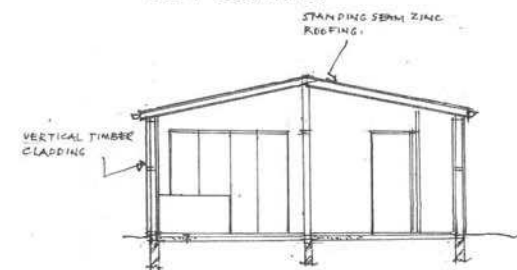
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



SECTION A-A

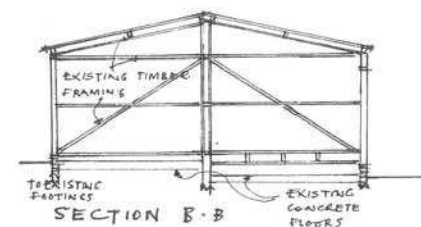
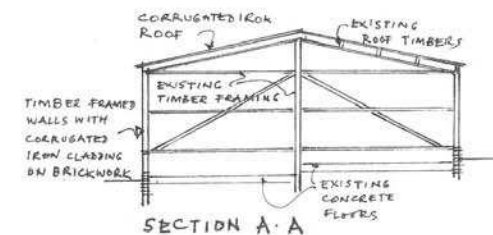
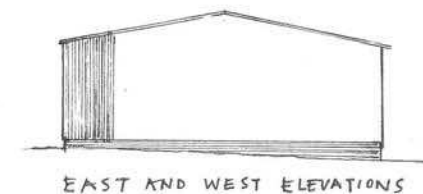
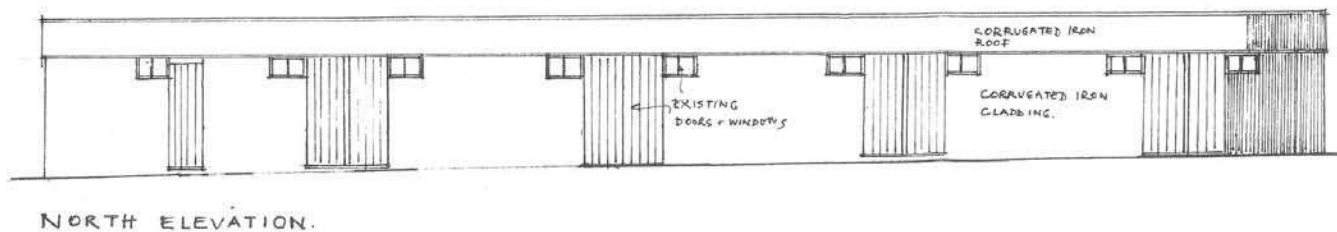
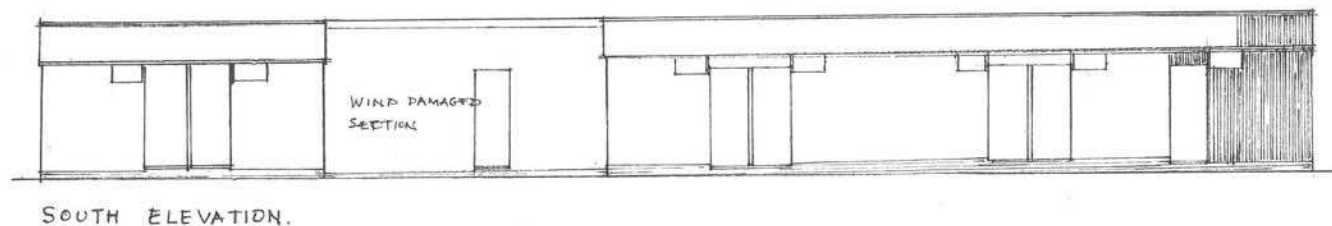
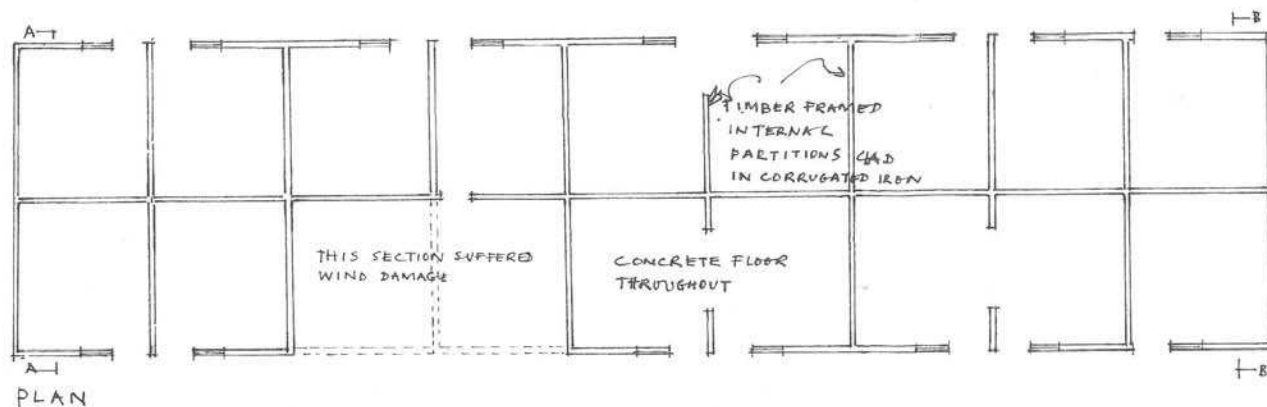
PROPOSED CONVERSION OF HOPPICKERS HUTS INTO DWELLING
PLUMMERS FARM, SISSINGHURST

PLAN, ELEVATIONS AND SECTION AS PROPOSED.

BLOCK 'A'

SCALE 1:100

DRAWING No.2486/P/04 DEC 2014



PROPOSED CONVERSION OF HOPKICKERS HUTS INTO DWELLING
PLUMMERS FARM, SISSINGHURST

PLAN, ELEVATIONS AND SECTIONS AS EXISTING

BLOCK 'A'

SCALE 1:100 DRAWING NO: 2486/P/03 DEC 2014

