



CANNON FARM BUILDINGS AND LAND
THORN ROAD, MARDEN, KENT, TN12 9LR



**Lambert
& Foster**



MARDEN RAILWAY STATION 0.9 MILES | STAPLEHURST 2.7 MILES | MAIDSTONE 8.2 MILES

CANNON FARM BUILDINGS AND LAND, THORN ROAD, MARDEN, KENT, TN12 9LR

A very well situated Wealden Fruit Farm on the edge of the village of Marden now with prior approval for the development of 3 dwellings with 36 acres of established fruit orchards. Available as a Whole or in 2 Lots.

LOT 1

Cannon Farm Buildings with Prior Approval for Conversion to 3 Dwellings with 3.57 acres/1.44 ha Pear Orchards

REGION £650,000

LOT 2

Cannon Farm Orchards and Land extending to 32.77 acres/13.26 ha

REGION £450,000

OFFER INVITED FOR THE WHOLE IN REGION OF £1,100,000



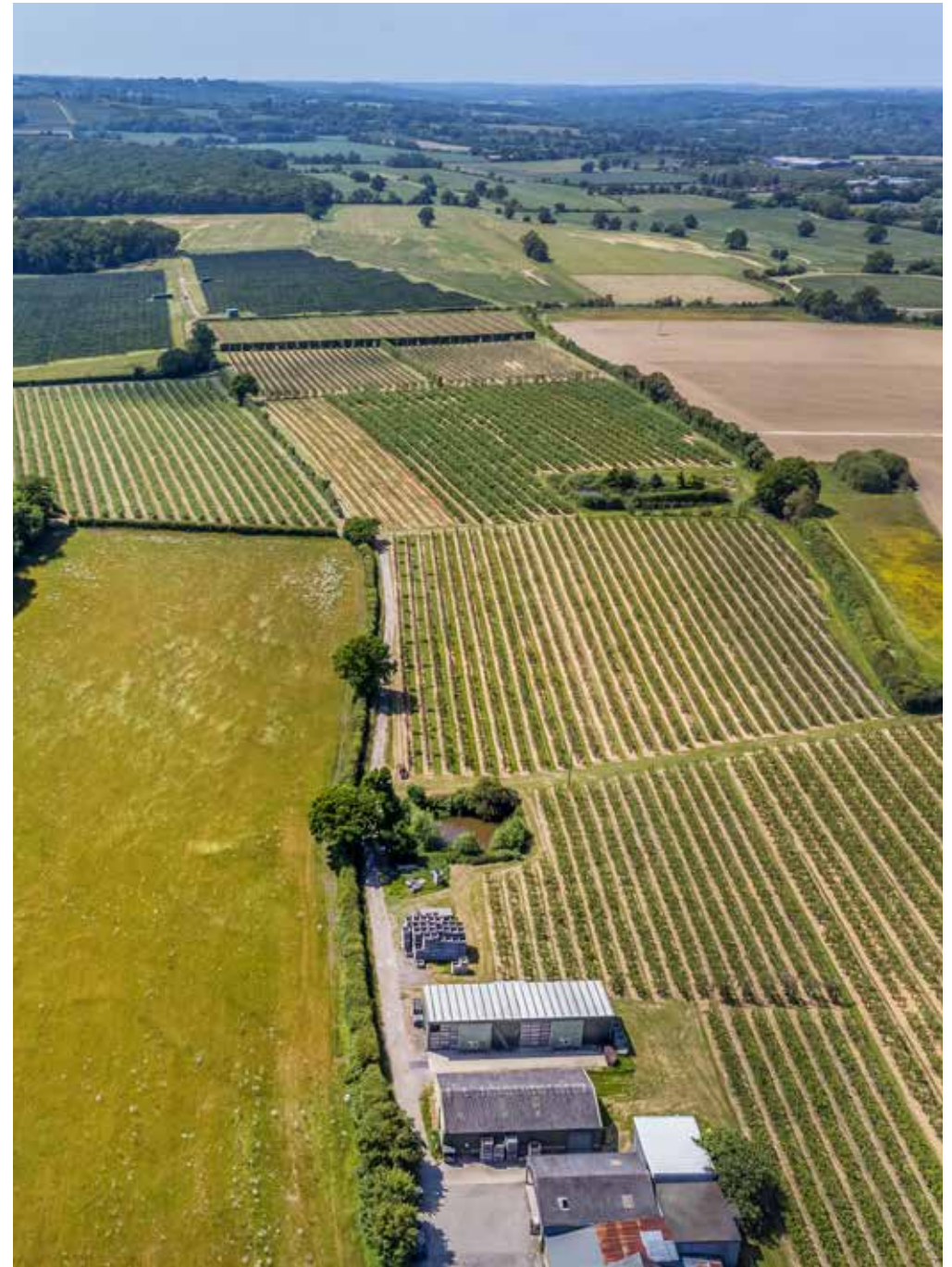
DIRECTIONS

From Marden Village Centre head east on the High Street (B2079) then turn right onto Albion Road. At the grass triangle, keep left as the road becomes Thorn Road. Continue on Thorn Road for approximately 0.5 miles and the entrance to the land can be found on the right hand side.

What3Words: Using the What3Words app, for the purposes of viewing, access to Cannon Farm is located at recently.late.blacken.

SITUATION

Just a short drive away, the nearby village of Marden offers a range of shops for every day conveniences, including a local store, farmshop, doctors surgery, pharmacy, library, Marden Cricket & Hockey Club, Marden Primary School and a selection of pubs and restaurants. The popular Balfour Winery is on the doorstep at Hush Heath Estate, offering beautiful panoramic views over the vineyard and a fresh, seasonal menu served among their award-winning wines. Marden train station offers fast and frequent services to London Bridge in 47 minutes, Ashford International in 25 minutes and Dover Priory in under an hour; and the M25 and M20 motorways are both in easy reach for access to the motorway network and Gatwick airport, providing plenty of connections to enjoy Kent, London and beyond. For a more extensive retail and leisure experience, the towns of Tunbridge Wells and Maidstone are just a short drive away where various shops, restaurants and leisure facilities can be found. The Pantiles in Tunbridge Wells offers a unique shopping experience with independent stores, cafes and outside entertainment, whilst the popular Mote Park in Maidstone offers vast beautiful, green parkland and a calendar of events and concerts.



LOT 1

Agricultural Buildings with Prior Approval for Residential Conversion to 3 Dwellings with 3.57 acres/1.44 ha Orchards

Lot 1 comprises a former fruit packhouse and adjacent cold stores now with prior approval from Maidstone Borough Council for residential conversion to 3 dwellings under Class Q Permitted Development applications, together with land extending in total to 3.57 acres (1.44 hectares) comprising an established Conference Pear orchard.

Building A- The Packing Shed has consent for one detached 3 bedroom dwelling. Prior Approval was granted on 17th May 2023 under reference 23/501475/PNQCLA. The consented accommodation comprises an entrance hallway, W/C, open plan kitchen/living/dining area and an internal hallway with doors leading to the bathroom and three bedrooms (one with en-suite). The accommodation extends to approximately 1560 sq ft/ 144 sq m.

Building B- The Cold Store has consent for a pair of attached 2 bedroom dwellings. Prior Approval was granted on 17th May 2023 under reference 23/501474/PNQCLA. The consented accommodation in each dwelling comprises an entrance hallway, open plan kitchen/living/dining area, an internal hallway with doors leading to the bathroom and two bedrooms (one with en-suite). There is a cycle store for each dwelling which can be accessed externally. Each house has accommodation extending to approximately 800 sq ft/ 74 sq m.

Each dwelling has a garden curtilage matching the development footprint of each dwelling. See attached floor plans illustrating the layout of the approved accommodation.

NOTE;

- a. Access to the buildings will be over the track through the farmyard (shown hatched green on the sale plan) from the Thorn Road. This access will only be for residential purposes and the management of the land attaching to the residential properties. The use will be subject to agreed contributions to maintenance and repairs.
- b. Services; Electricity to the buildings will need to be reconnected to a pole (marked at Point A on sale plan) which was previously used as a the supply to a coldstore which is to be removed (see below). A water supply is currently connected to the buildings. Buyers should satisfy themselves as to the suitability of the existing supplies and available local connections.
- c. The sellers will remove the redundant coldstores and concrete framed shed to ground level adjacent to the land (shown hatched red on the sale plan) in between exchange of contracts and completion of the sale of Lot 1 at their cost.
- d. The future use of the buildings and site will be limited to 3 residential properties.
- e. Fencing; the buyer of Lot 2 will be responsible for erecting and maintaining new stockproof boundary fences along the newly created boundaries marked with inward T marks within 2 months of completion. Fencing to be minimum specification of treated posts at no more that 2m intervals with stock netting a barbed wire.







LOT 2

The land at Cannon Farm extends to some **32.77 acres (13.26 hectares)** of level Grade III land according to the DEFRA Agricultural Land Classification Map which is currently cropped to the following orchards and fallow areas;

A. Ponds and Sites	1.90 acres
B. Pasture	5.92 acres
C. Reubens Apples	4.00 acres
D. Bramley Apples	7.41 acres
E. Gala Apples	1.48 acres
F. Bramley Apples	3.43 acres
G. Braeburn Apples	4.57 acres
H. Fallow	4.06 acres
	32.77 acres

The land is enclosed mainly by mature trees and hedgerows. The farmland will have its own access directly from Thorn Road at Point X (marked X on the sale plan).

NOTE;

- Part of the land (shown hatched yellow on the sale plan) will be subject to a restrictive covenant preventing any buildings be erected on the land nor the placing of mobile homes or caravans.
- The sellers will reserve holdover to pick the 2023 fruit harvest.

VIEWINGS:

Both lots by appointments with the sole selling agent Lambert and Foster's Paddock Wood Office on 01892 832325 Option 3. For more information contact Alan Mummery or Amelia Rogers.

SERVICES:

We understand that water and electricity are connected to the buildings in Lot 1 (see above under Lot 1). No services are connected to Lot 2. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

METHOD OF SALE:

The property is offered for sale by Private Treaty. If demand dictates a deadline for Best and Final Offers in the event that significant interest is received.

TENURE:

Both lots are offered freehold with Vacant Possession (subject to holdover to pick the fruit).

PUBLIC RIGHTS OF WAY:

A public footpath (0168/KM283/1) crosses the edge of the land from the western to the eastern boundaries. Please refer to the Kent County Council Interactive Map for further details.

SPORTING AND MINERAL RIGHTS:

Included in the freehold sale.

LOCAL AUTHORITY:

Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ. Tel: 01622 602000. The development is potentially liable for CIL (Community Infrastructure Levy) payment but the vendors are currently in discussions with MBC. Further details will be available on request.

BASIC PAYMENT SCHEME:

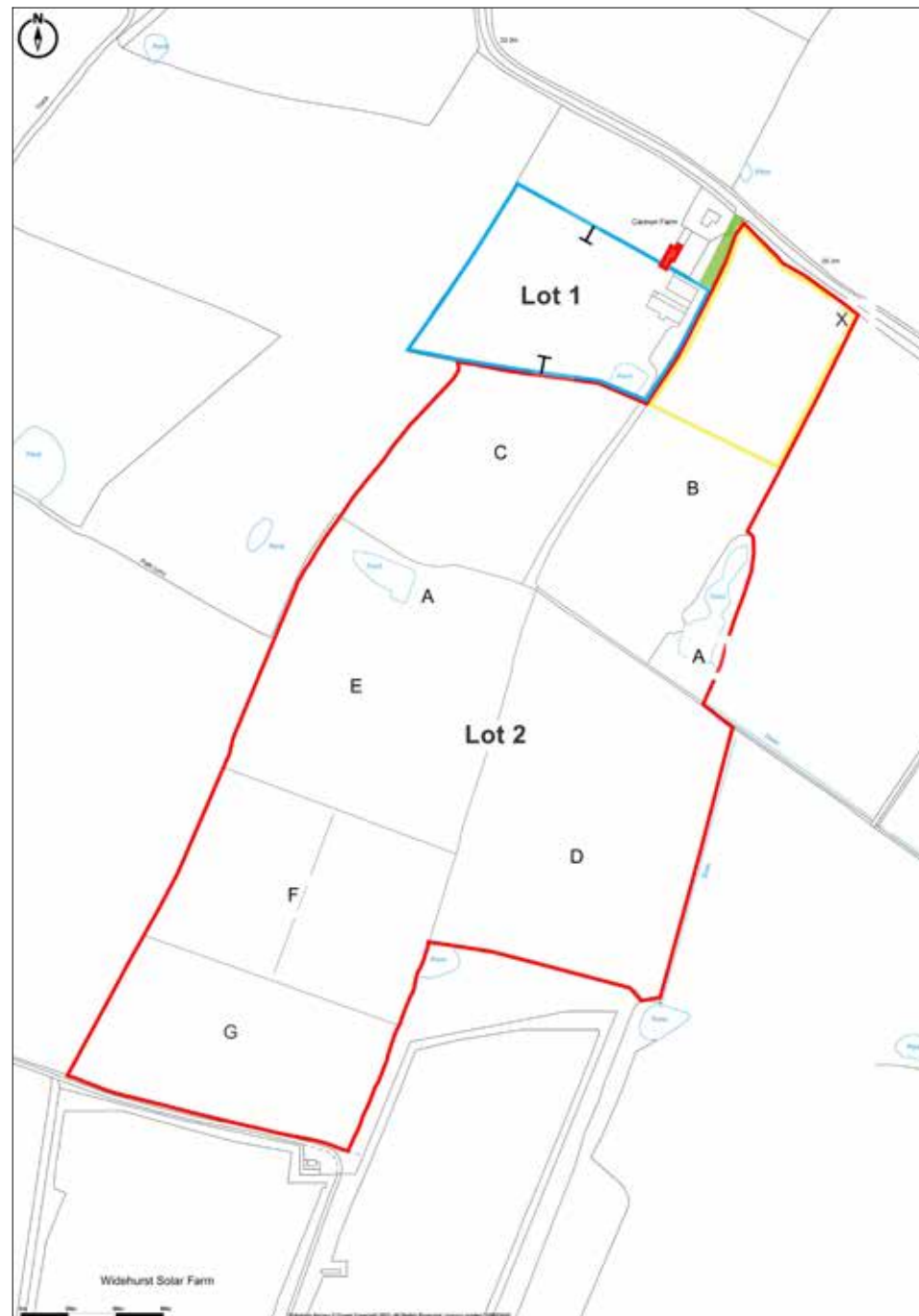
The sellers have applied for BPS in May 2023 and will retain the 2023/2024 payments. The buyers will have to comply with cross compliance requirements until 31st December 2023 on both lots.

PARTICULARS, PLANS AND SCHEDULES:

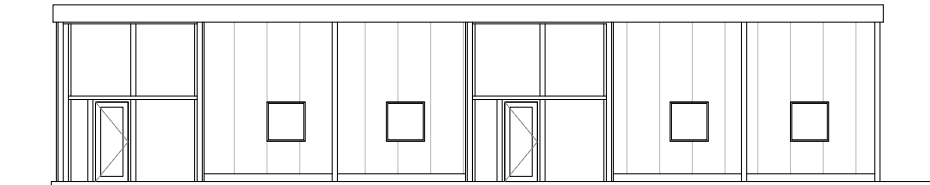
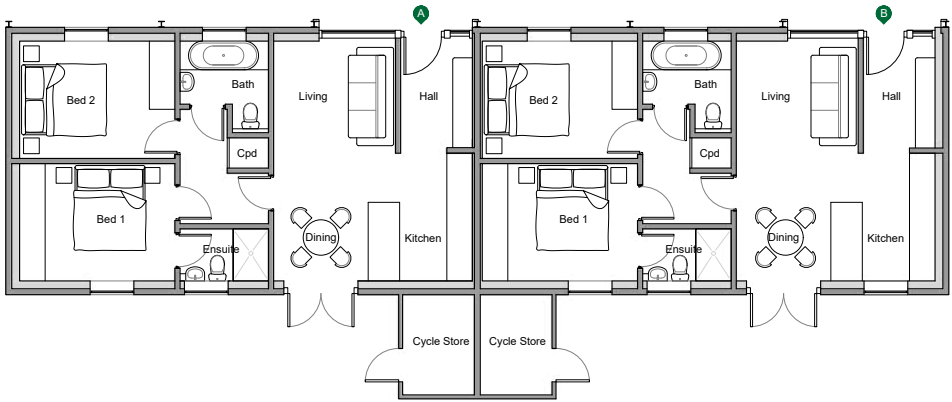
The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

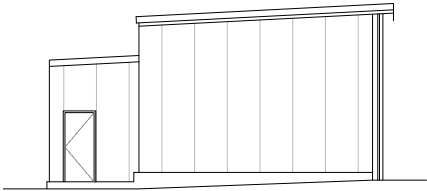
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour 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.



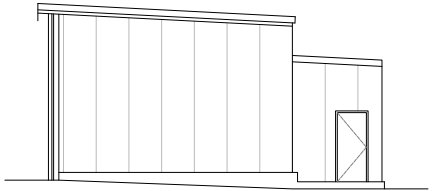
THE COLD STORE - PROPOSED FLOOR PLANS



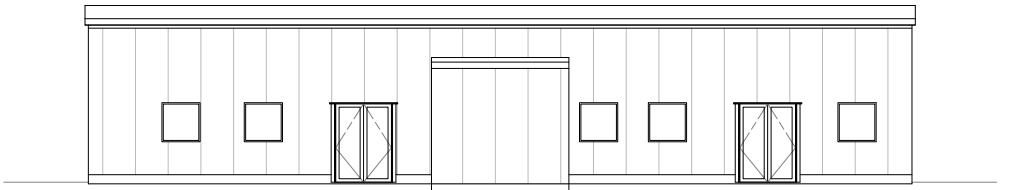
Existing North East Elevation



Existing South East Elevation

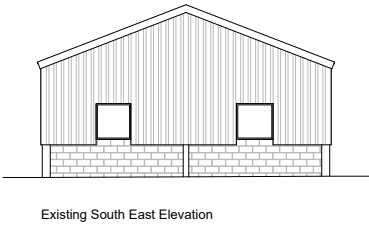
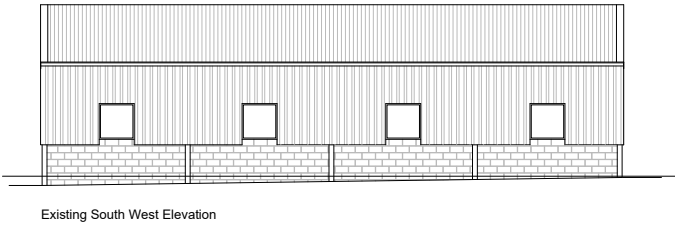
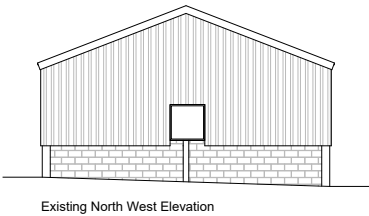
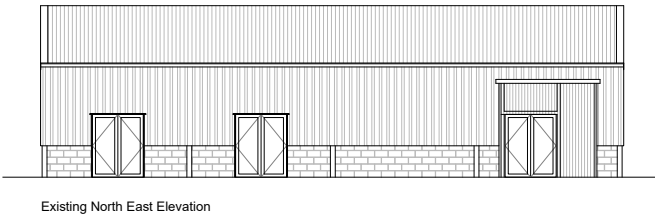
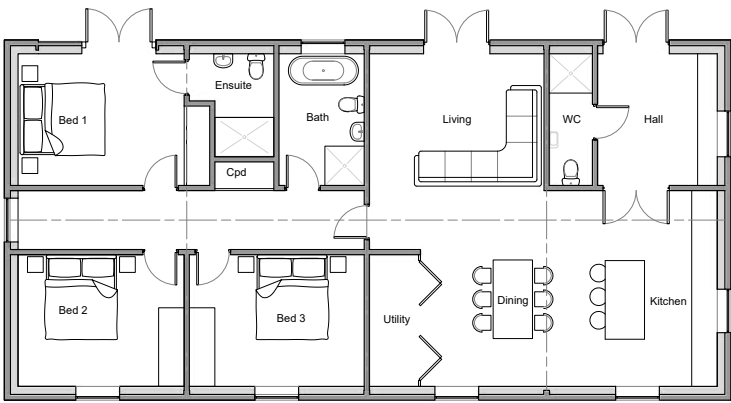
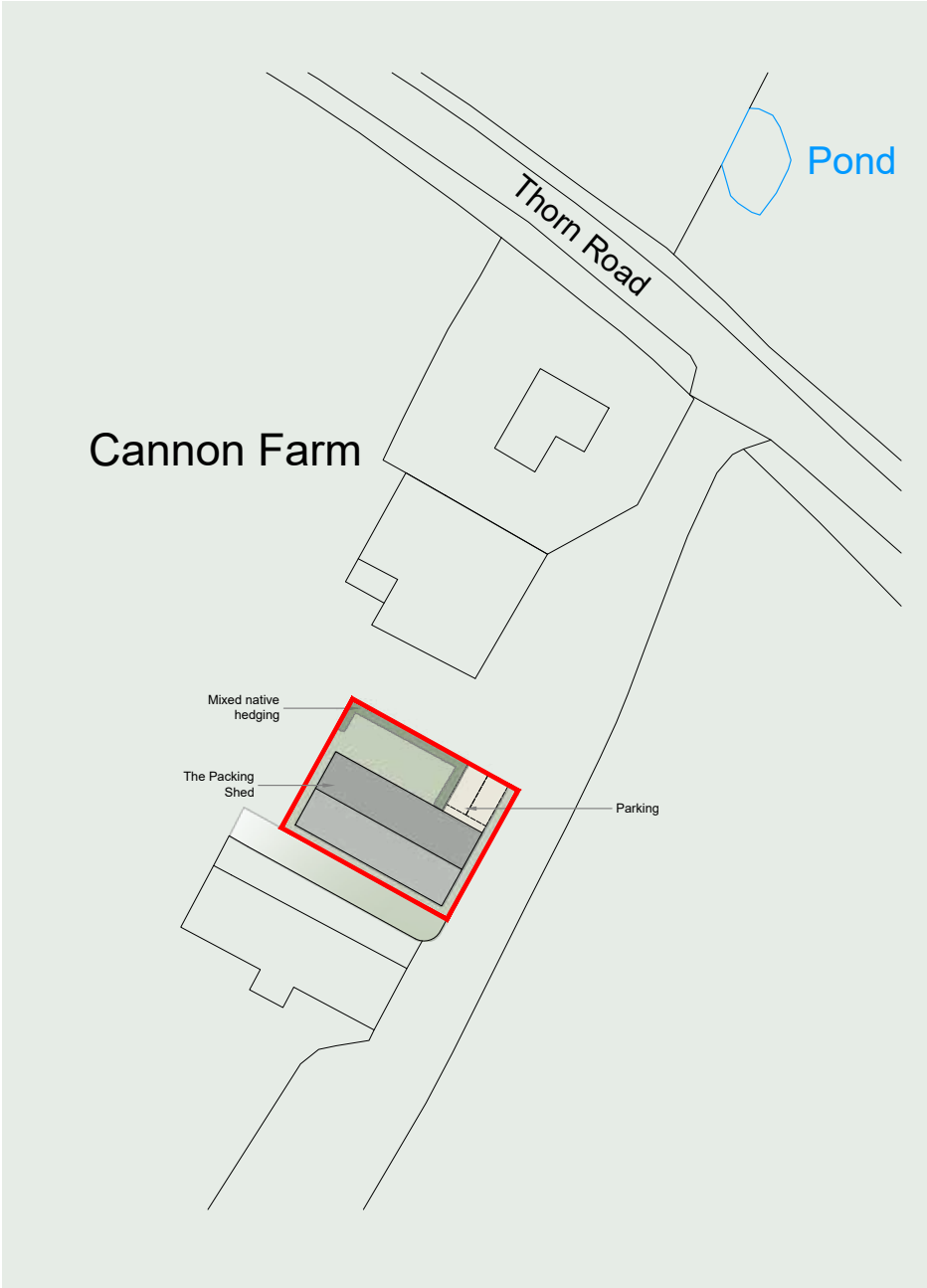


Existing North West Elevation



Existing South West Elevation

THE PACKING SHED - PROPOSED FLOOR PLANS







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



**Lambert
& Foster**



arla | propertymark

PROPERTY PROFESSIONALS FOR OVER 120 YEARS