



Building plot at New House Farm Gribble Bridge Lane, Biddenden TN27 8DH

An exciting opportunity for a new traditional style 3/4 bedroom detached house set in about 0.3 of an acre, overlooking fields and occupying a delightful rural location on a very quiet country lane between Biddenden and Tenterden within the Cranbrook School catchment area.

Guide Price: £450,000

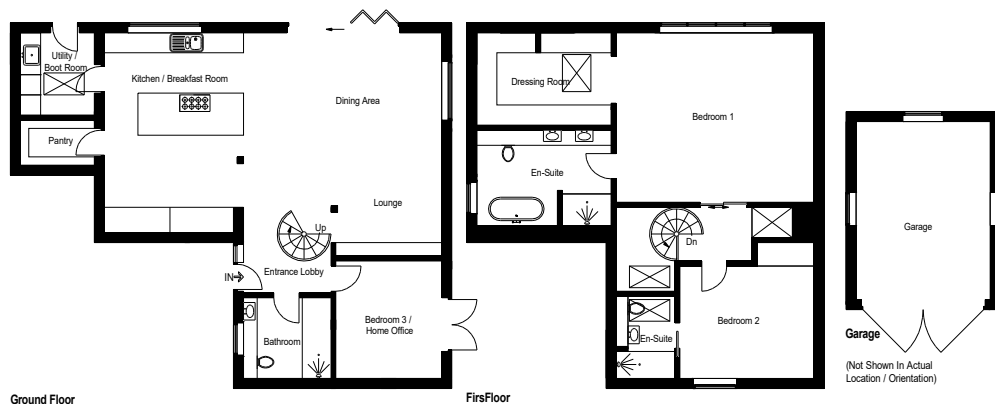
Situation

Gribble Bridge Lane is a delightful quiet rural lane that meanders through beautiful countryside. The site is formerly part of New House Farm. The pretty village of Biddenden is two miles distant and has good local amenities including a village store, public house, restaurants, and tea rooms. Tenterden is about 4 miles to the east and offers shopping along its picturesque High Street as well as a choice of public houses and restaurants. There is a leisure centre and both primary and secondary schools. Cranbrook offers similar facilities including a choice of both private and state schools, including Dulwich College Prep School, Cranbrook School and the High Weald Academy.

Headcorn main line station is about 6 miles distant and offer regular main line services to Charing Cross.



New Dwelling, New House Farm, Biddenden, Ashford



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID633553)



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Proposed Accommodation

(approximately 1915sq ft / 178 sq m)

Ground floor

- Open plan kitchen/dining/sitting room
- Utility/boot room
- Pantry
- Bathroom
- Double bedroom / Home office

1st Floor

- Master bedroom with dressing room and en suite bathroom
- Guest bedroom with en suite shower room

Outside

- Gardens • Private driveway
- Automatic gates • Garage • Off road parking
- Garden with proposed wildflower planting.

The property

Planning permission has been granted to replace the existing redundant agricultural building with a traditional style detached house. There will be a fabulous open plan kitchen / living / dining room complete with bi fold doors overlooking the garden and a walk-in pantry. In addition, the ground floor will have a bedroom / home office with adjacent bathroom, as well as a utility/ boot room.

Upstairs, the proposed master bedroom will be a beautiful space with a large picture window offering views of the garden and adjoining paddock. There will be a dressing room and a bathroom with space for a free-standing bath and separate shower.

There will be a guest bedroom suite complete with bathroom en suite.

It is thought that it could be possible to reconfigure the upstairs accommodation to create an additional bedroom subject to satisfying planning.

Outside

The property will be approached from the lane via automatic gates with a detached garage to one side and off road parking. The garden to the rear adjoins fields and so has a pleasant rural outlook. Wildflower planting is proposed.

Communications

- Biddenden 2 miles • Tenterden 4 miles
- Cranbrook 5 mile
- Headcorn mainline station 6 miles

Planning

Full details of the planning permission for the new build may be found on the Ashford Borough Council website. The planning reference is 22/00621/AS and are for the demolition of existing agricultural buildings and replacement with new dwelling with change of use of land along with landscaping and biodiversity enhancements.

Services

Prospective buyers are advised to satisfy themselves of the availability of services prior to purchase.

Directions

From our offices in Tenterden proceed along the High Street (westerly towards Hastings). Turn right onto Cranbrook Road and after a couple of miles turn right onto Benenden Road and then right onto Gribble Bridge Lane. The land will be found after a short distance on your right-hand side

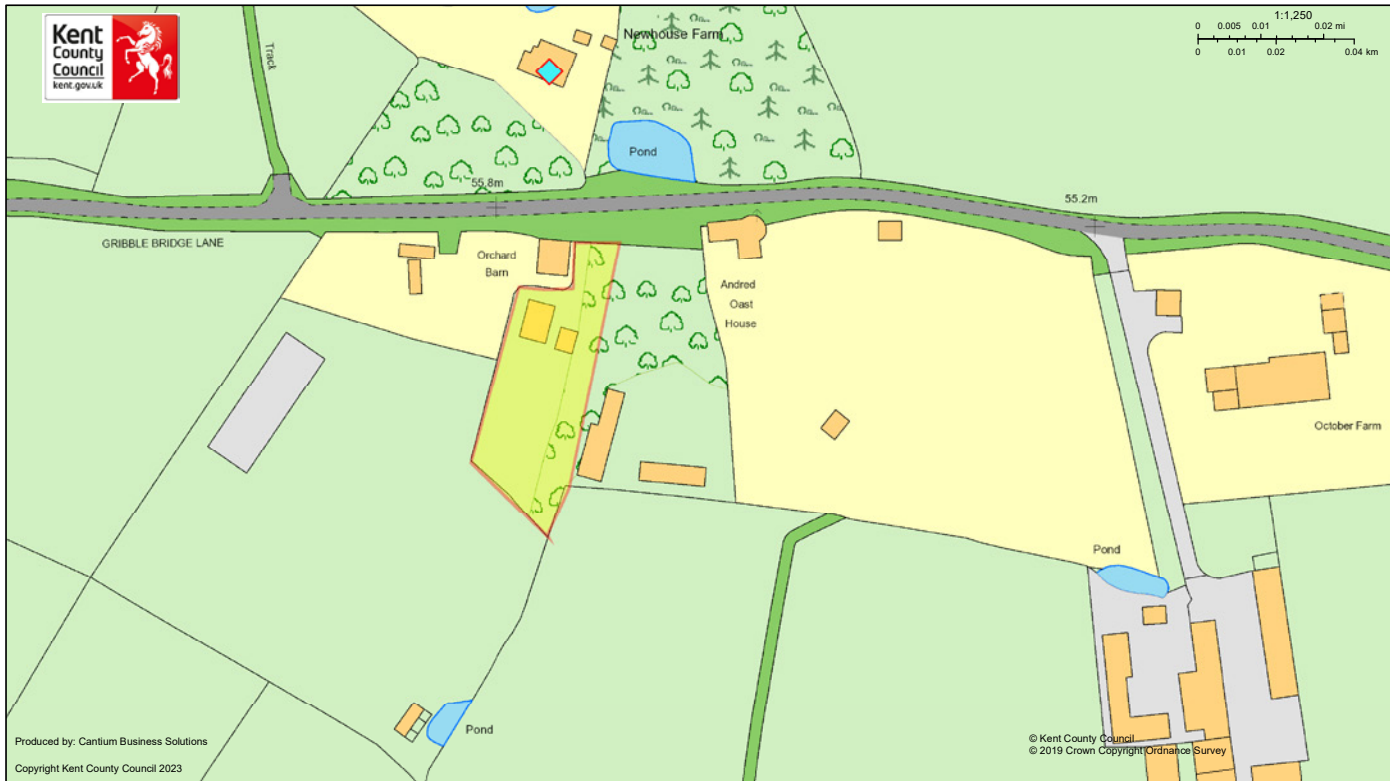
Viewing

Viewers may visit the site independently by prior agreement with our office and with a set of the property particulars. Please be aware that the site is not suitable for children and that there are trip hazards etc.

(Reference T10031)

K-LIS

January 5, 2023



Legend

- Custom polygons
- Address marker



Plan/Acreage

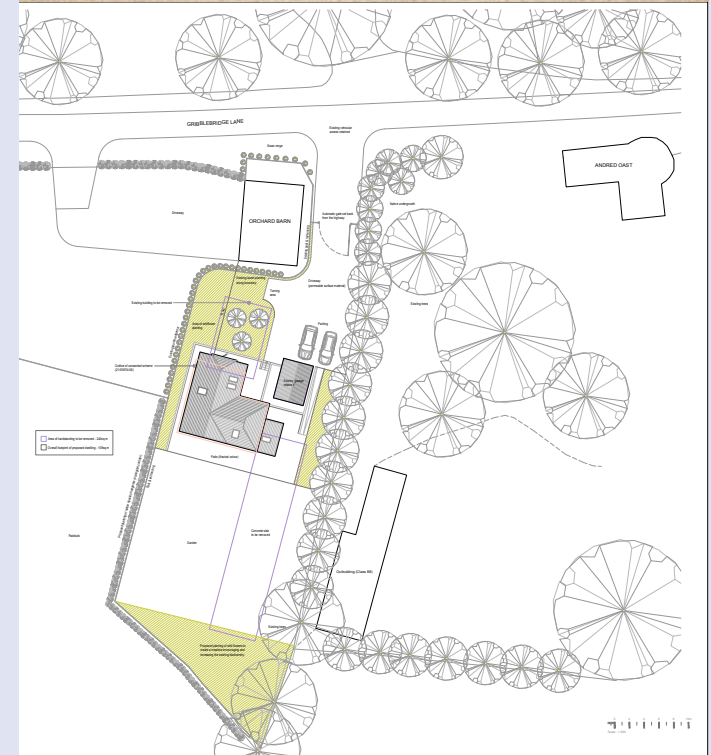
The plan on these sales particulars and the acreage quoted are strictly for identification and for guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry ownership Title plans and must satisfy themselves as to the boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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SJ Holgate

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