



**BOIS BARN**  
MUNDY BOIS ROAD | EGERTON  
KENT | TN27 9ER



**Lambert  
& Foster**

## BOIS BARN, MUNDY BOIS ROAD, EGERTON, KENT TN27 9ER

A twin span agricultural building in a favoured semi-rural location on the edge of Egerton village with prior approval for a change of use from agricultural to a detached four bedroom single residential dwelling approximately 3,186 sq ft/296 sq m with far reaching views over its own and adjoining agricultural land, in all some 1.25 acres/0.50 hectares

### OFFERS IN EXCESS OF £450,000

#### DIRECTIONS

From the Wilsley Pound roundabout on the outskirts of Cranbrook, take the exit following the A262 signposted to Sissinghurst and Biddenden. Continue through Sissinghurst village and on taking the left hand turning, off the right hand bend, to the Three Chimneys public house into Hareplain Road. Follow this road and on reaching the minor staggered crossroads proceed straight across into Bell Lane. Follow this lane passing The Bell Inn and on through Smarden Woods towards Pluckley, take the minor left hand turning into Greenhill Lane. At the end of this lane, at the T junction, turn left into Mundy Bois Road. Continue along, whereupon the entrance to Bois Barn will be found on the right hand side, just past Ragged Barn.

#### SITUATION

Bois Barn occupies a fine semi-rural location on the edge of this popular Wealden village providing basic amenities, post office stores, garage and The George pub/restaurant. Headcorn village is situated approximately 5 miles distance providing good everyday amenities including Sainsburys Local. The county town of Maidstone and market town of Ashford are situated 14.3 miles and 5 miles respectively providing a comprehensive range of amenities. Headcorn and Pluckley stations are situated 5 miles and 3.1 miles respectively providing fast and frequent services to London. Excellent schools in both the state and public sectors are available, in particular grammar schools in Ashford and Maidstone.

#### VIEWING

Strictly by appointment with our Cranbrook Office 01580 712888.

#### LOCAL AUTHORITY

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL.  
Telephone 01233 331111. [www.ashford.gov.uk](http://www.ashford.gov.uk).

#### SERVICES

Purchasers will be required to connect new independent electricity and water connections to the property and foul water drainage will be to an on-site Biodisc unit. Buyers should rely on their own enquiries as to the suitability of any existing services for residential use.

#### DESCRIPTION

Bois Barn is located on the north western side of the complex of mainly converted buildings at Ragged Barn. It is approached over a right of way from the public highway with the barn being set back from the road with fine views over its own and adjacent land to the north and west. Bois Barn is a twin span portal frame building extended on its southern side via a mono-pitch lean-to. The approved accommodation on a single floor with an approximate total developable area of 3,186 sq ft/296 sq m has consent to be converted to an exceptional and spacious family home offering accommodation of entrance hall leading through to large open plan kitchen/dining room and living space with views over the garden and farmland. There is a spacious master bedroom suite with an en-suite bathroom and sauna and three further bedrooms, all with en-suite facilities. The approved design accommodates a second entrance with a boot room, cloakroom and pantry with a utility/plant room and a second large living space including the study. The barn has an approved garden curtilage on its south west and north western side with further agricultural land included in the sale with the overall site area extending to about 1.25 acres/0.50 hectares.

#### ACCESS

Access will be over the driveway shown hatched on the sale plan which will be shared with the adjacent property, Middle Barn. The purchasers of Bois Barn will be responsible for an equal share of the maintenance of the new driveways.

## FENCING

New boundary fences will be required to be constructed by the purchasers, along with newly created boundaries shown with inward facing 'T' marks on the sale plan with fencing specifications to be agreed.

## RESTRICTIONS

Our property being sold should only be occupied as a single residential dwelling.

## PLANNING

Prior approval for a change of use from "Agricultural Barn and land within the curtilage to one Dwelling house and associated operational development" was approved by Ashford Borough Council on 10th July 2020. Ashford Borough Council Reference 20/00615/AS. Copies of the approved plans and planning documents can be sent on request or downloaded from the Lambert & Foster website or Ashford Borough Council planning portal.



## 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

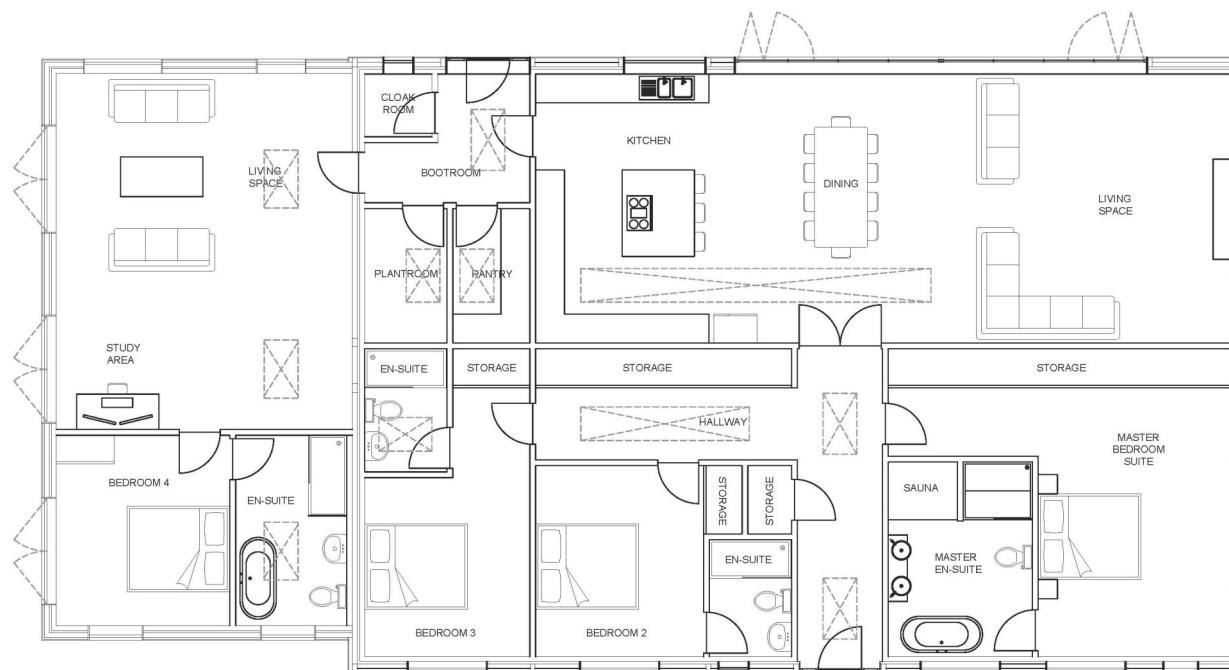
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, 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





Notes:

NOTES:



PROPOSED FLOORPLAN



A	PLANNING PURPOSES ONLY	KM	17/03/20
---	------------------------	----	----------

REV:	DESCRIPTION	BY:	DATE
STATUS: PLANNING			

**KM Design  
Solutions Limited**



CLIENT:	Mr & Mrs Sutton	REF:	-
---------	-----------------	------	---

SITE:	Ragged Barn Many Bells Rd, Ashford, TN27 8ER
-------	---

TITLE:	PROPOSED BUILDING FLOORPLAN
--------	-----------------------------

SCALE:	1:100	DATE:	17/03/20	DRAWN:	KM	CHEKED:	GM
--------	-------	-------	----------	--------	----	---------	----

PROJECT NO:	7033	DRAWING NO:	PRO_01_102	REVISION:	A
-------------	------	-------------	------------	-----------	---



A:	PLANNING PURPOSES ONLY	KM	110300
REF:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			
KM Design Solutions Limited			
			
77 Commercial Road, Paddock Wood, Kent TN12 6DS Tel: 01892 831 600 info@bloomfieldsuk.co.uk www.bloomfieldsuk.co.uk			
CLIENT:	Mr & Mrs Sutton	REF:	-
STB:	Ragged Barn Meadow Bank Rd, Aylesford TN27 9ER		
PROPOSED BUILDING ELEVATIONS			
SCALE AT AD:	1:100	DATE:	7/03/20
PROJECT NO:	7033	DRAWN BY:	KM
DESIGNED BY:	7033	CHIEF DRAWN:	GM
PRODUCED BY:			
PRO_01_101 A			

## OFFICES LOCATED IN KENT & SUSSEX:

**PADDOCK WOOD, KENT**  
 77 Commercial Road,  
 Paddock Wood, Kent TN12 6DS  
 Tel. 01892 832 325

**CRANBROOK, KENT**  
 Weald Office, 39 High Street,  
 Cranbrook, Kent TN17 3DN  
 Tel. 01580 712 888

**WADHURST, EAST SUSSEX**  
 Helix House, High Street,  
 Wadhurst, East Sussex TN5 6AA  
 Tel. 01435 873 999



arla | propertymark



