



chartered surveyors
and property consultants

Sheer Farm Oast • North Road • Goudhurst • Kent TN17 1JR
Trade Warehouse / Showroom – For Sale - 5318 sq ft (494 sq m)
Rare potential residential conversion or owner occupier opportunity

Location

Sheer Farm Oast is situated directly off North Road (B2079) around 1.3 miles north of Goudhurst.

The A21 is around 4 miles to the southwest, via Goudhurst and the A262.

Junction 5 of the M25 is a further 19 miles to the northwest.

This is a rural location with the benefit of ample parking and yard area to the front and side of the building.

Description

Originally an agricultural oast, constructed around the 1950`s, of steel frame construction and arranged over ground and first floors. Currently the first floor is being used as a tile showroom and stores, with access from the front via external stairs. The ground floor is suitable for storage of light industrial uses, and access by a roller shutter door on the side of the building. The site area is approximately 0.2 acres.

Planning

We are of the opinion the property has potential for a change of use to residential, and to create a unique single dwelling.

The property received a Retrospective Change of Use to storage and wholesale distribution of tiles, with ancillary showroom in 2005.

Ref.05/00830.

The property is situated within The High Weald Area of Outstanding Natural Beauty.

Floor Areas

The approximate overall gross internal floor areas are as follows:

Ground –	2659 sq ft
First –	2659 sq ft
Total -	5318 sq ft (494 sq m)

Guide Price

£550,000

Business Rates

The rateable value is £20,750. Interested parties are advised to check the actual rates payable directly with Tunbridge Wells Borough Council – 01892 526121.

Viewing Arrangements

Strictly by appointment.

T – 01892 552500

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Important Note:

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 - Subject to proof of funds or available finance.



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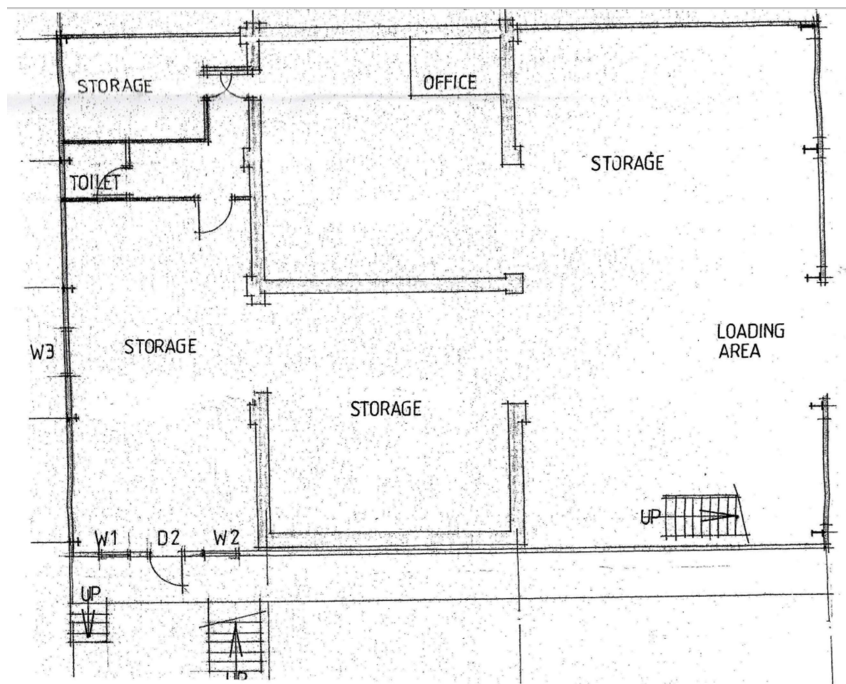
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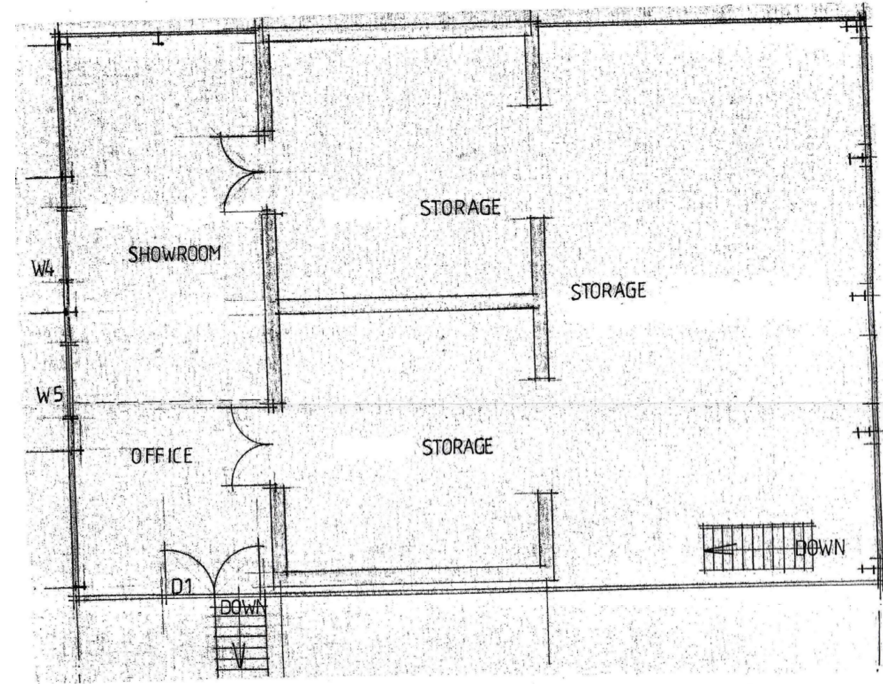
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TN1 1ED**



Land and Development



Ground
Floor



First
Floor

Contact Rupert Farrant on 01892 552500 rupert@durlings.co.uk www.durlings.co.uk 22 Mount Ephriam Road, Tunbridge Wells, Kent, TN1 1ED

