



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

£650,000

## 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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- Subject to contract
- Subject to proof of funds or available finance.



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**Land and Development**



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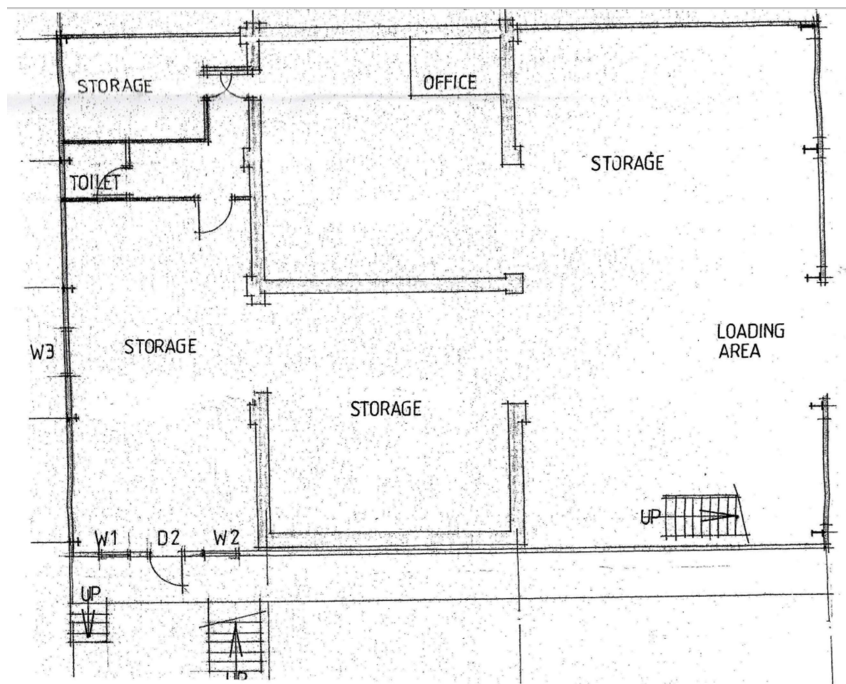
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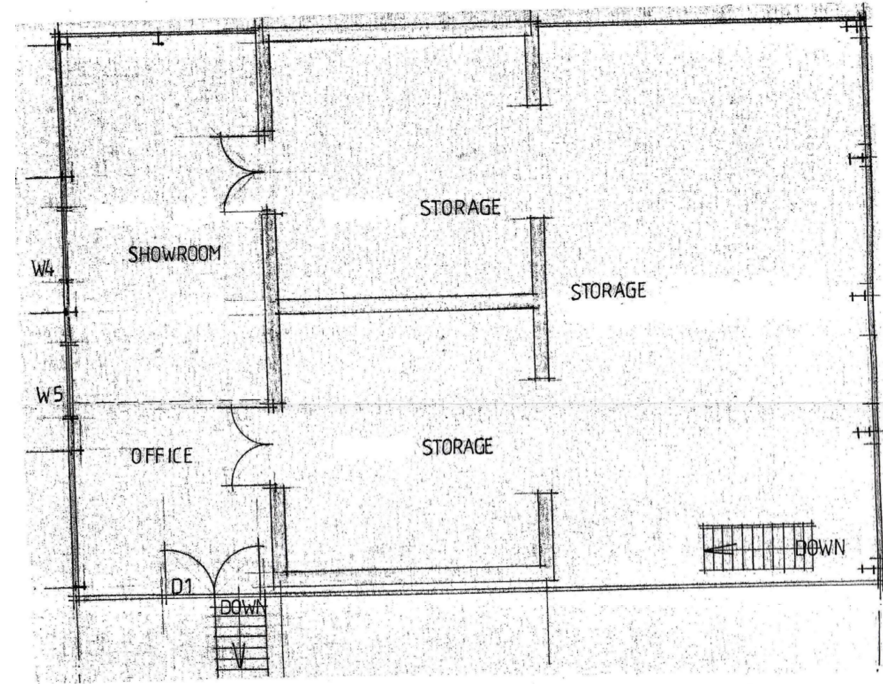




# Land and Development



Ground  
Floor



First  
Floor

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