

FREEHOLD



Delmonden Farm

- Land boundary showing potential for two further dwelling sites (Trackside & Heaven Field Cottage)
- Field names and boundaries
- Public access (ROW)



Land (EPC Rating:)

DELMONDEN FARM HORNS HILL, CRANBROOK, TN18 4XD

Offers over

£3,950,000

McLains
— ESTATE AGENCY —



0 Bedroom Land located in Cranbrook

Nestled in the picturesque countryside of Kent, this remarkable farmhouse property on Horns Hill, Cranbrook, presents a unique opportunity for those seeking to invest in land with significant development potential. Spanning an impressive 86 acres, this estate includes a charming farmhouse, expansive gardens, a fruitful orchard, and several barns, all set within an area of outstanding natural beauty (AONB).

The property boasts a rich history, having previously received planning consent for the conversion of five barns into eight dwellings. Although this permission lapsed in April 2023, there remains a promising pathway for development. Prospective buyers are advised that a full planning application can be submitted to convert all seven barns into up to twelve dwellings, with a likely cap of ten to avoid the complexities associated with low-cost housing units. Previous estimates for the development value range between £14 million and £18 million, highlighting the lucrative potential of this investment.

The land is offered at a competitive price of offers over £3.95 million, making it an attractive proposition for developers and investors alike. With its idyllic setting and substantial acreage, this property not only provides a serene retreat but also a canvas for future growth and development. Whether you envision a private estate or a thriving residential community, this farmhouse on Horns Hill is a rare gem in the heart of Kent's countryside.

Delmonden Farm Light Industrial Buildings for Development



Note: Architects' drawings subject to final specifications/design & change

Council Tax Band

G

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.