

FOR SALE
RARE OPPORTUNITY



FOR SALE
Former Butchers Shop & Four Bedroom Cottage
Petts Cottage, High Street, Rotherfield, TN6 3LL

When experience counts... **bracketts** est. 1828

FOR SALE

**FORMER BUTCHERS SHOP
& FOUR BEDROOM COTTAGE**

OFFERS IN EXCESS OF £500,000

**PETTS COTTAGE
HIGH STREET
ROTHERFIELD
CROWBOROUGH
TN6 3LL**



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Tunbridge Wells
Kent
TN1 1UU

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www.bracketts.co.uk

Also at 132 High Street, Tonbridge, Kent

Tel: (01732) 350503



LOCATION / SITUATION

The property is located in the delightful village of Rotherfield approximately 3 miles southeast of Crowborough and 7.5 miles south of Royal Tunbridge Wells.

The property is situated in the heart of the village on the western side of the High Street.

The village offers a range of amenities including a general store, a pharmacy, a doctors surgery, local inns and church.

DESCRIPTION

A unique opportunity to acquire a Grade II Listed former butchers shop including a four bedroom cottage with potential for renovation and refurbishment.

The property represents an opportunity for those seeking to combine working and living in a single location.

The commercial element comprises former butchers shop, cutting room, walk-in chiller (not tested) and a two-storey rear workshop with toilet.

The residential element comprises reception room, kitchen, dining room, cloakroom, sitting room & study area, four bedrooms, bathroom and shower.

There are two sections of cellar providing ample storage space.

There is a side access via dropped kerb which leads to gates and an enclosed rear garden.

The property may suit other uses (subject to securing planning and any other statutory consents that may be required).

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

ACCOMODATION

Commercial

Retail sales
Cutting room
Chiller room
GF Workshop & wc
FF Workshop

Residential

Basement - cellar stores

Ground Floor - reception room, dining room, kitchen and wc

First Floor - sitting room & study area, two bedrooms, bathroom and eaves storage

Second Floor - two bedrooms with cupboards & eaves storage

TENURE

Freehold [Title ESX275017] with vacant possession.

GUIDE PRICE

Offers in excess of £500,000.

VAT

We are advised that the sale price will not attract VAT.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the commercial element has a Rateable Value of £6,200 from 1 April 2026.

The small business non-domestic rating multiplier for 2026 / 2027 is 43.2 pence in the £.

Enquiries indicate that the residential element is in Band E for Council Tax.

Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:

Bracketts

Tel: 01892 533733

Darrell Barber MRICS

Mobile: 07739 535468

Email: darrell@bracketts.co.uk



**SUBJECT TO CONTRACT & PROOF OF FUNDS
03.03.26.DB**

Petts Cottage, High Street, Rotherfield, Crowborough, TN6

Approximate Area = 3080 sq ft / 286.1 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

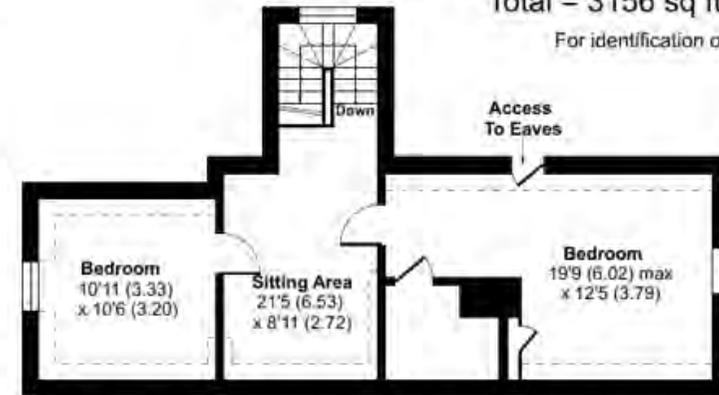
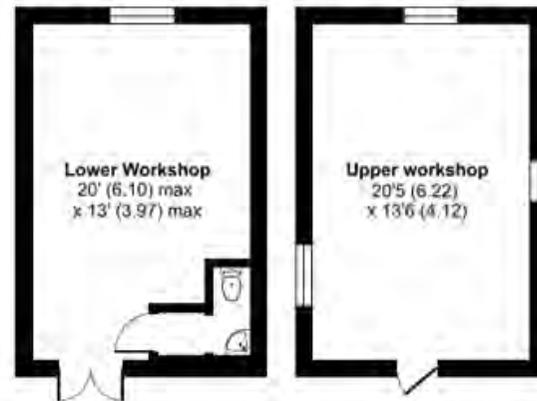
Outbuildings = 532 sq ft / 49.4 sq m

Total = 3156 sq ft / 342 sq m

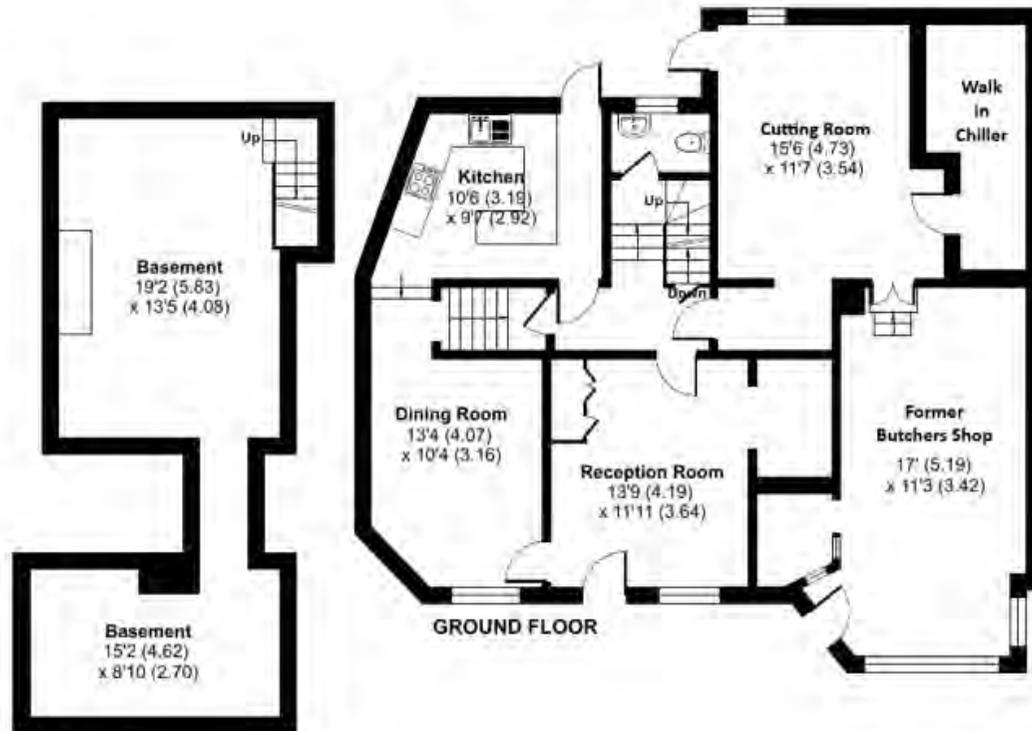
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

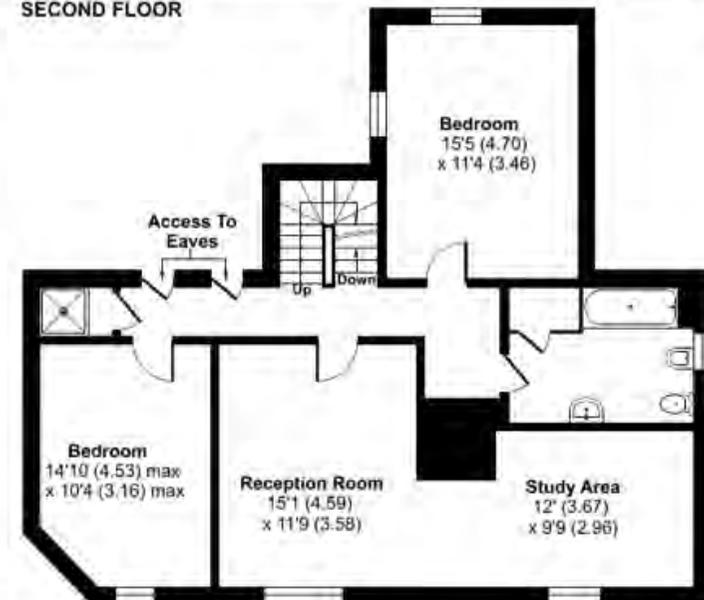
Denotes restricted head height



SECOND FLOOR

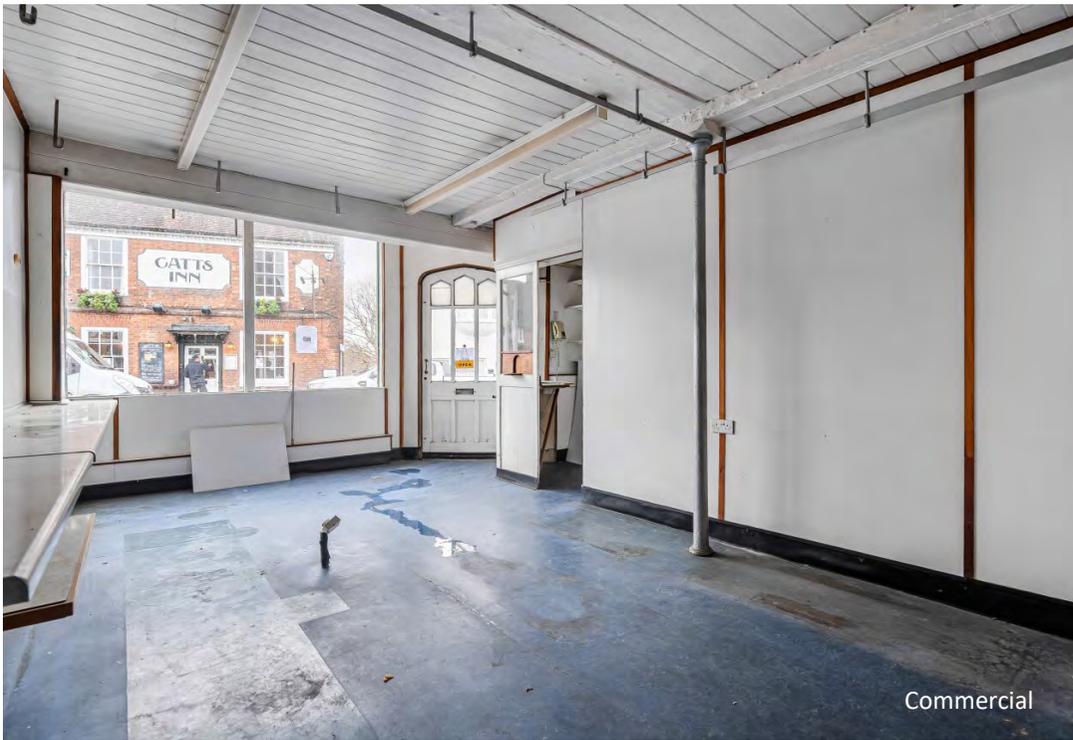


GROUND FLOOR



FIRST FLOOR





Commercial



Commercial



Commercial



Commercial





First Floor



First Floor



Second Floor



Second Floor