



est. 1828
bracketts

ALL ENQUIRIES / TO LET / FOR SALE

1,255.92 m² (13,519 sq ft)

STUDENT ACCOMMODATION / HMO (55 ROOMS) or alternative uses subject to planning

GROVE PARK FARM, MAIDSTONE ROAD, TN11 0JL



LOCATION

Located in a rural setting, the site is on the outskirts of Hadlow Village. The village falls within the Borough of Tonbridge and Malling in Kent and is approximately 3 miles north-east of Tonbridge, 10 miles south-west of Maidstone and 9.5 south-east of Sevenoaks.

The site fronts onto Maidstone Road (A26) which connects with Tonbridge and also Junction 4 of the M20 Motorway (approximately 8 miles distant to the north-west).

Tonbridge train station provides regular connections to London Charing Cross in approximately 45 minutes.



DESCRIPTION

The property comprises a farmhouse and series of former agricultural buildings situated on a 1.64 acre site.

The buildings are currently arranged as four student accommodation blocks that provide a total of 55 en-suite rooms with shared kitchens and reception rooms.

The vendor could recommission the space if needed.

MEASUREMENTS

	m ²	Sq. ft
The Farmhouse	288.38	3,104
The Oast	386.13	4,156
The Barn	191.56	2,062
The Stables	389.85	4,196
TOTAL	1,255.92	13,519

All areas are approximate and interested parties are advised to verify all measurements themselves.

TENURE

The freehold of the property will be sold with vacant possession or alternatively a new lease is available on terms to be agreed.

QUOTING PRICE / RENT

Quoting price and rent on application.

VAT

We are informed VAT is levied on the sale price and rent.

PLANNING

The property has previously been used as student accommodation but is suitable for a variety of different uses (STP).

BUSINESS RATES

To be reassessed

EPC

The Farmhouse	69C
The Barn	63C
Th Oast	65C
The Stables	60C

POSSESSION

Upon completion of legal formalities and refurbishment.

VIEWING

Strictly by appointment through sole agents Bracketts:

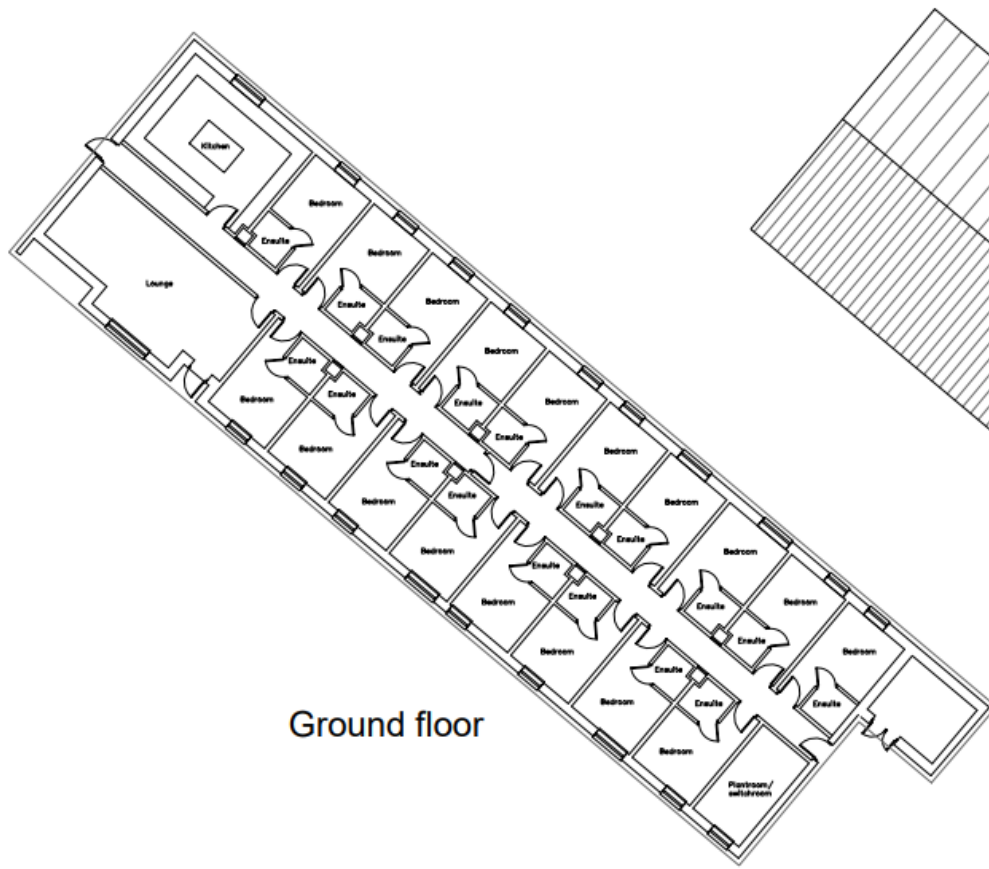
Telephone: 01732 350503

Dominic Tomlinson
dominic.tomlinson@bracketts.co.uk

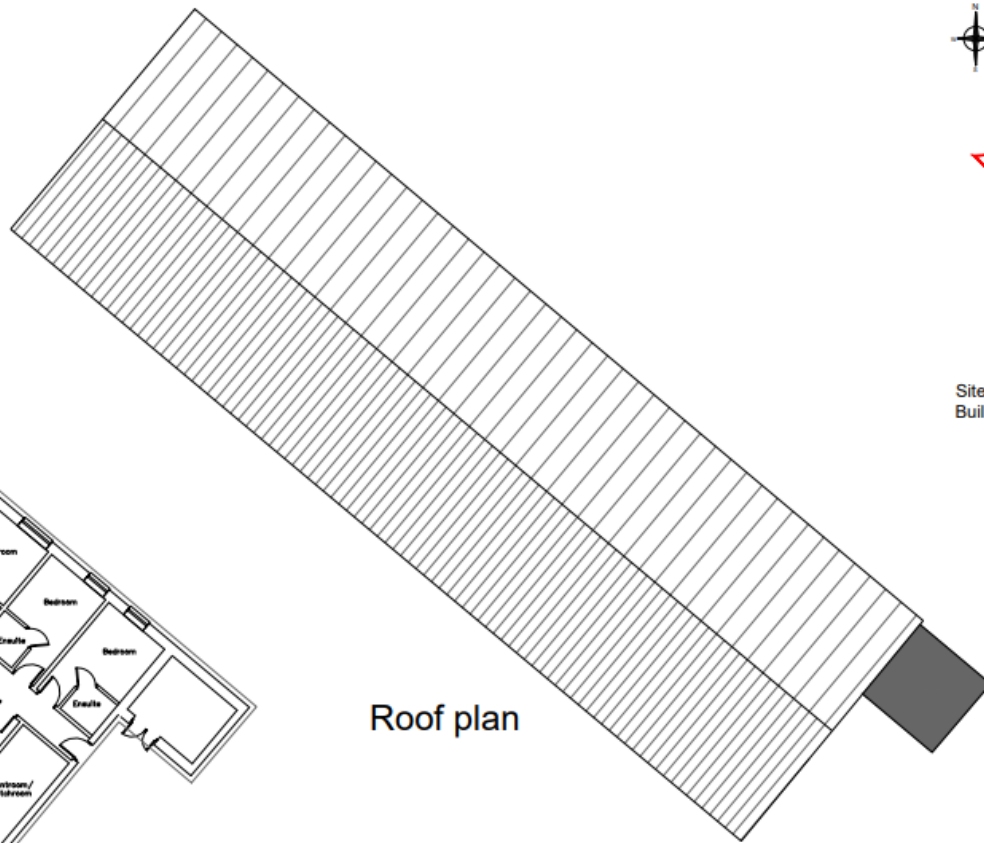
Joshua O’Brien
joshua.o’Brien@bracketts.co.uk

Important Notice
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Subject to Contract



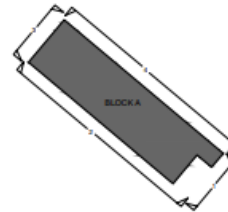
Ground floor



Roof plan



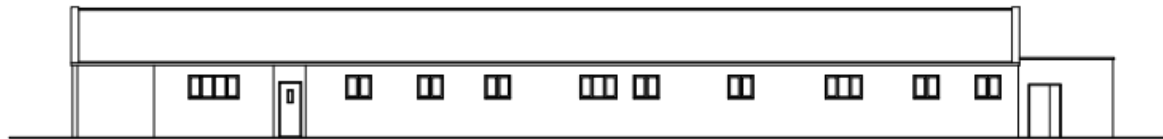
Site key plan 1:1250
Buildings on this page hatched in blue.



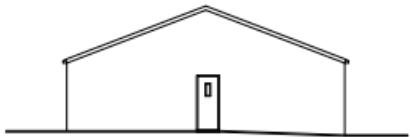
Elevation key plan 1:500



Existing South East Elevation 1



Existing North West Elevation 2



Existing North West Elevation 3



Existing North East Elevation 4

REVISION DESCRIPTION	REVISION NUMBER

PROJECT:

GROVE PARK FARM, MAIDSTONE ROAD
HADLOW, TN11 0JL

CLIENT:

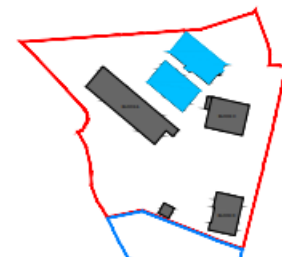
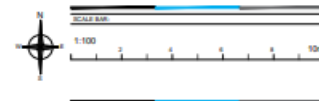
MAGNUM PARTNERSHIP (BRENCHLEY)
LIMITED

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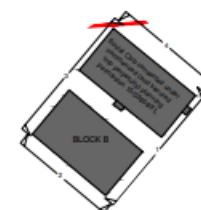
BLOCK A
EXISTING PLANS AND ELEVATIONS

DATE	PAGE NO.	SCALE
JUNE 2022	A1	1:100
DRAWING NUMBER	REVISION NUMBER	

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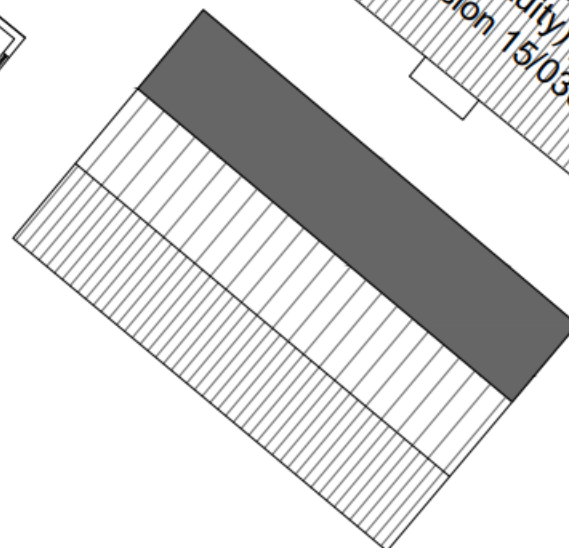
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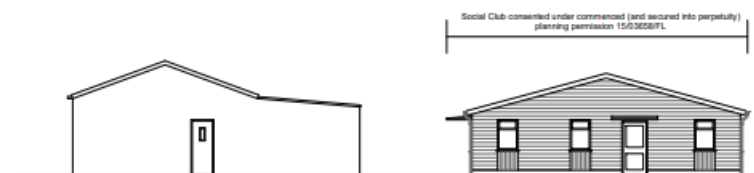
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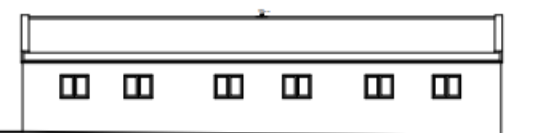
Ground floor



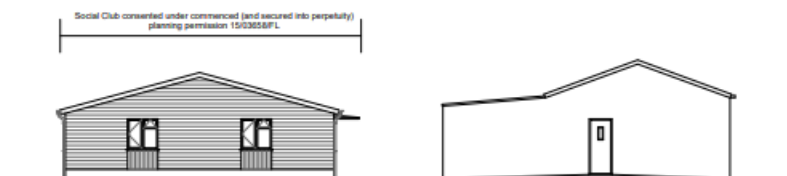
Roof plan



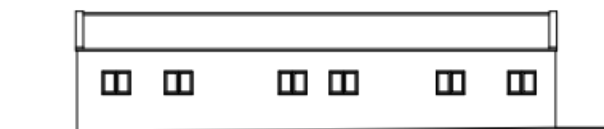
Existing South East Elevation 1



Existing South West Elevation 2



Existing North West Elevation 3



Existing North East Elevation 4

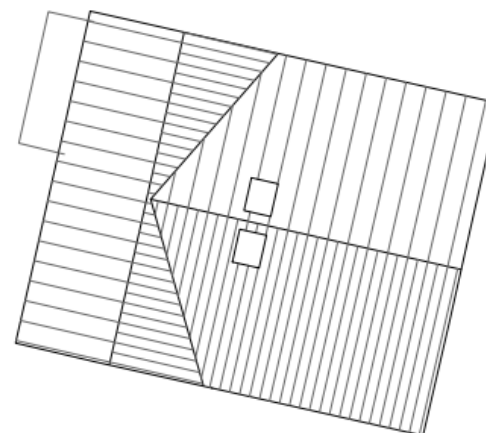
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PROJECT		
GROVE PARK FARM, MAIDSTONE ROAD HADLOW, TN11 0JL		
CLIENT		
MAGNUM PARTNERSHIP (BRANCHLEY) LIMITED		
DRAWING TITLE		
BLOCK B EXISTING PLANS AND ELEVATIONS		
DATE	PROJ. NO.	SCALE
JUNE 2022	A1	1:100
DRAWING NUMBER	REVISION NUMBER	
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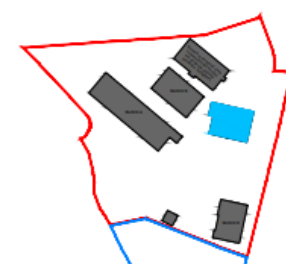
Ground floor



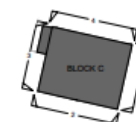
First floor



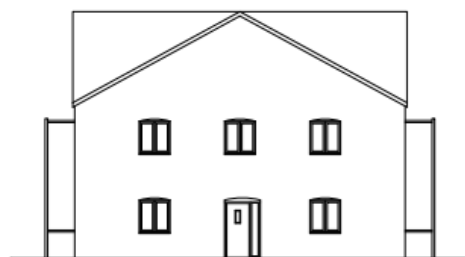
Roof plan



Site key plan 1:1250
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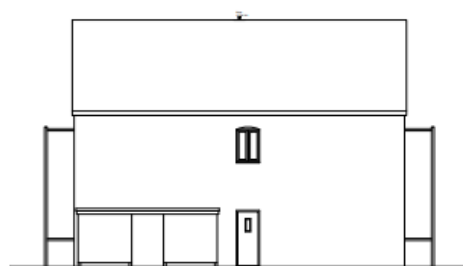
Elevation key plan 1:500



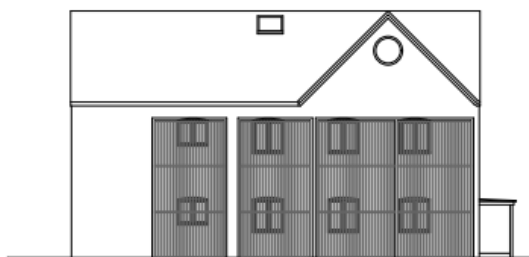
Existing East Elevation 1



Existing South Elevation 2



Existing West Elevation 3



Existing North Elevation 4

REV	REVISION DESCRIPTION	DATE

PROJECT

GROVE PARK FARM, MAIDSTONE ROAD
HADLOW, TN11 0JL

CLIENT

MAGNUM PARTNERSHIP (BRANCHLEY)
LIMITED

DRAWING TITLE

BLOCK C
EXISTING PLANS AND ELEVATIONS

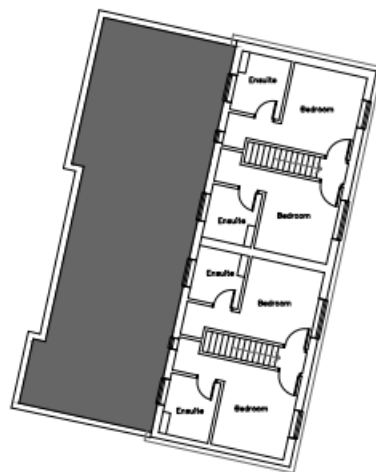
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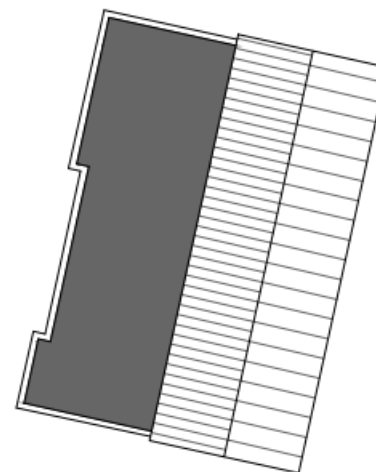
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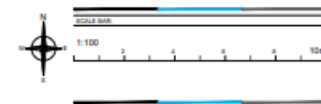
Ground floor



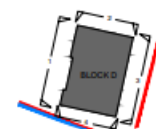
First floor



Roof plan



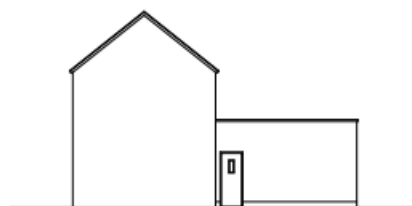
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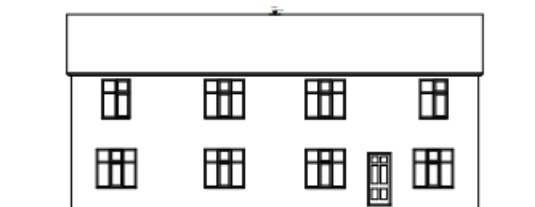
Elevation key plan 1:500



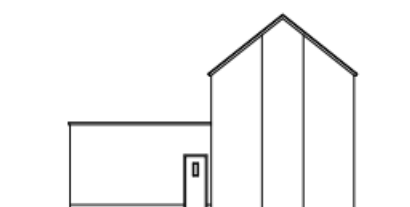
Existing West Elevation 1



Existing South Elevation 2



Existing East Elevation 3



Existing North Elevation 4

REV	REVISION DESCRIPTION	DATE
1	REVISION	

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HADLOW, TN11 0JL

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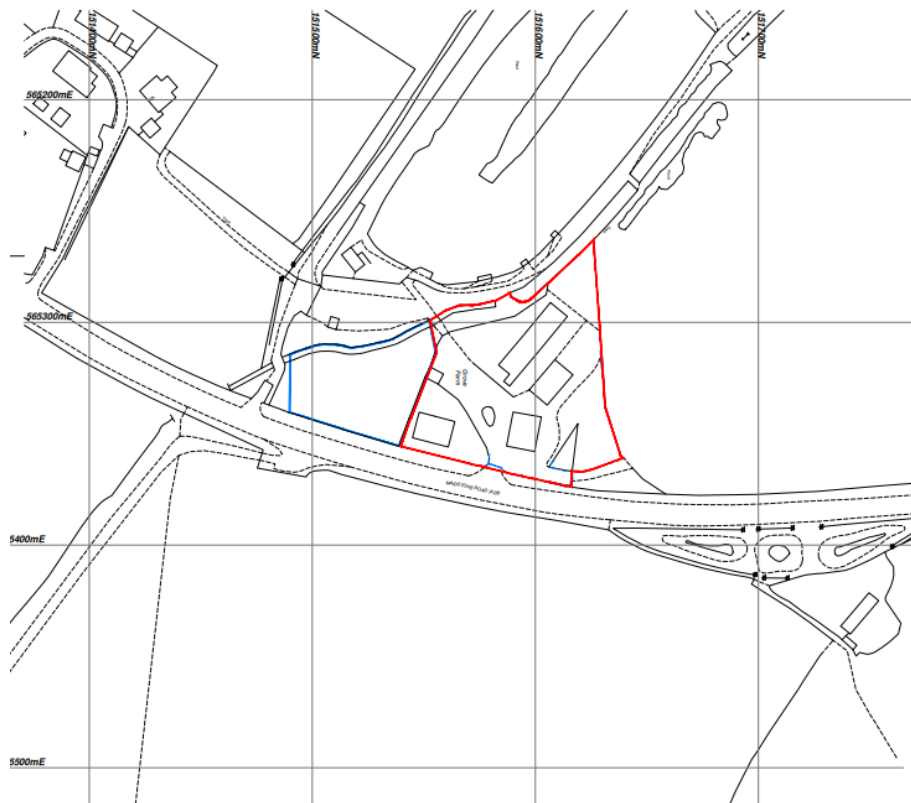
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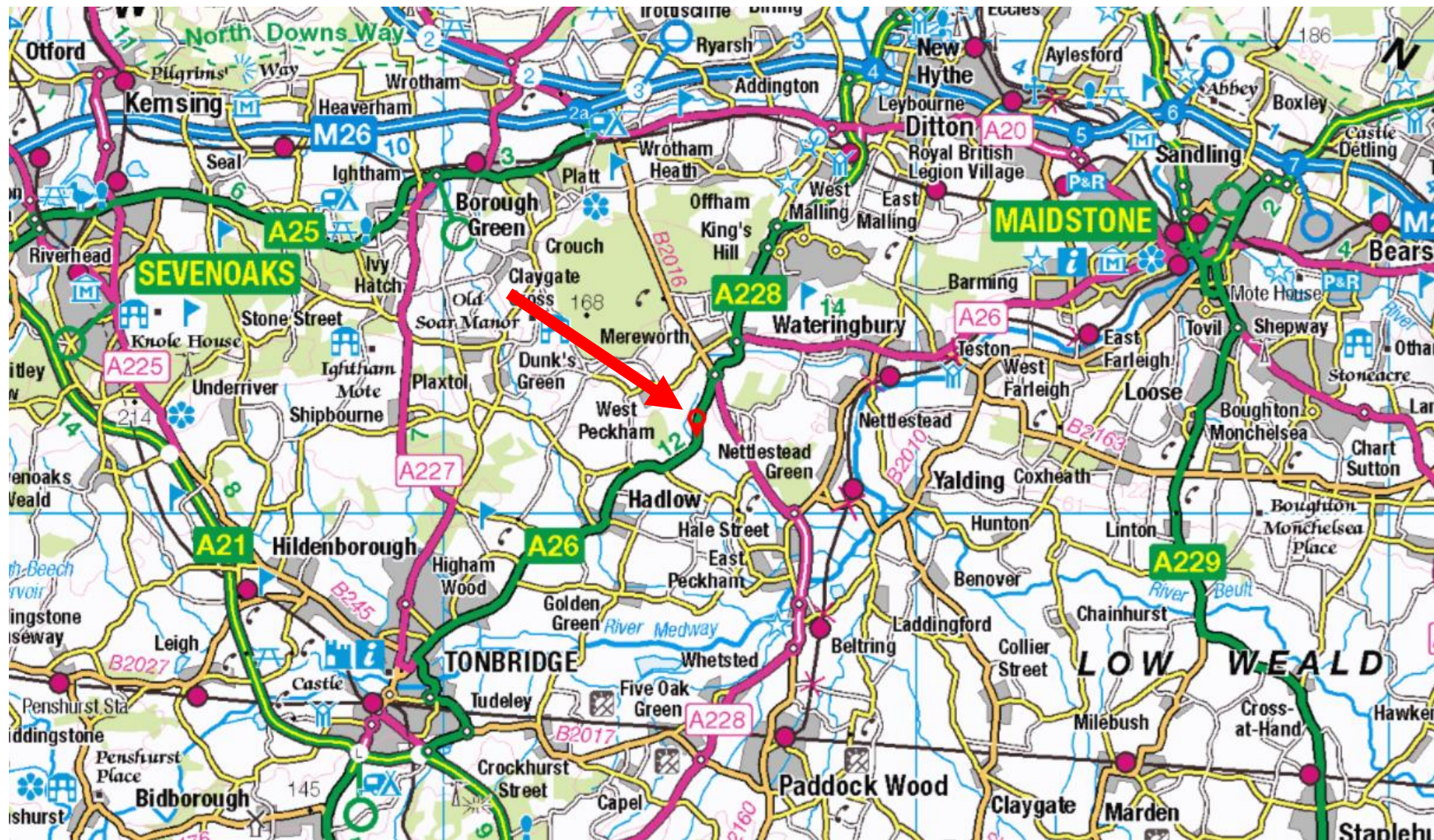
BLOCK D
EXISTING PLANS AND ELEVATIONS

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P093 - D - 001

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or alternative use subject to planning

**GROVE PARK FARM
MAIDSTONE ROAD
TN11 0JL**



FURTHER INFORMATION & VIEWINGS

Viewing strictly by appointment through sole selling agents

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Subject to contract and proof of funds