



125

— YEARS OF —

**Lambert
& Foster**



CANNON FARM BUILDINGS AND LAND
THORN ROAD, MARDEN, KENT TN12 9LR



**Lambert
& Foster**

MARDEN RAILWAY STATION 0.9 MILES | STAPLEHURST 2.7 MILES | MAIDSTONE 8.2 MILES

CANNON FARM BUILDINGS AND LAND, THORN ROAD, MARDEN, KENT TN12 9LR

A very well situated Wealden Fruit Farm on the edge of the village of Marden now with prior approval for the development of 3 dwellings with 36 acres of established fruit orchards.



SITUATION

Just a short drive away, the nearby village of Marden offers a range of shops for every day conveniences, including a local store, farmshop, doctors surgery, pharmacy, library, Marden Cricket & Hockey Club, Marden Primary School and a selection of pubs and restaurants. The popular Balfour Winery is on the doorstep at Hush Heath Estate, offering beautiful panoramic views over the vineyard and a fresh, seasonal menu served among their award-winning wines. Marden train station offers fast and frequent services to London Bridge in 47 minutes, Ashford International in 25 minutes and Dover Priory in under an hour; and the M25 and M20 motorways are both in easy reach for access to the motorway network and Gatwick airport, providing plenty of connections to enjoy Kent, London and beyond. For a more extensive retail and leisure experience, the towns of Tunbridge Wells and Maidstone are just a short drive away where various shops, restaurants and leisure facilities can be found. The Pantiles

in Tunbridge Wells offers a unique shopping experience with independent stores, cafes and outside entertainment, whilst the popular Mote Park in Maidstone offers vast beautiful, green parkland and a calendar of events and concerts.

DIRECTIONS

From Marden Village Centre head east on the High Street (B2079) then turn right onto Albion Road. At the grass triangle, keep left as the road becomes Thorn Road. Continue on Thorn Road for approximately 0.5 miles and the entrance to the land can be found on the left hand side.

What3Words: Using the What3Words app, for the purposes of viewing, access to Cannon Farm is located at [recently.late.blacken](#).

Cannon Farm Buildings comprise a former fruit packhouse and adjacent coldstores, now with planning permission granted by Maidstone Borough Council for residential conversion to three dwellings.



BUILDING A – THE PACKING SHED

A consent granted for two attached two storey houses with the following accommodation:

House 1 – hallway into open plan kitchen and living room, stairs to first floor, connecting door to two double bedrooms and family bathroom. Stairs to partial under eaves first floor where there is a master bedroom with en-suite facilities.

House 2 – the accommodation is slightly different to House 1 with hallway leading into open plan kitchen and living room with connecting door to two double bedrooms and a family bathroom. Stairs lead to a first floor master bedroom with en-suite facilities.

The overall developable floor area for the individual consented houses is 1,313 sq ft/122 sq m. Consent was granted by Maidstone Borough Council on 17th April 2024 reference 24/500611/PNQCLA.

BUILDING B – THE COLD STORE

Consent was granted on appeal by the Planning Inspectorate on 27th March 2025, reference APP/U2235/W/24/3348265. The building has approval to adapt/convert to a single dwellinghouse with accommodation on two floors as follows: Ground floor with large open plan dining room and sitting room/kitchen with pantry off, entrance hall with corridor leading to living room, study, utility room and boot room with secondary access. Downstairs WC and cloakroom. Stairs lead to a partially converted first floor with three large double bedrooms, two with en-suite facilities and a family bathroom. The roof pitch has been altered for the newly consented property. The developable floor area is 2,777 sq ft/258 sq m.

Each dwelling has an approved garden curtilage. See planning pack for further details.

THE FARM ORCHARDS

The land at Cannon Farm extends to some 36 acres (?? hectares) of level Grade III land according to the DEFRA Agricultural Land Classification Map which is currently cropped to the following orchards and fallow areas;

A	Ponds and Sites	1.90 acres
B	Pasture	5.92 acres
C	Reubens Apples	4.00 acres
D	Bramley Apples	7.41 acres
E	Gala Apples	1.48 acres
E	Bramley Apples	3.43 acres
F	Braeburn Apples	4.57 acres
G	Fallow	4.06 acres
H	Conference Pears	3.23 acres
		36.00 acres

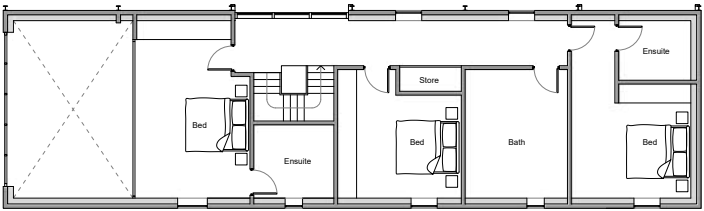
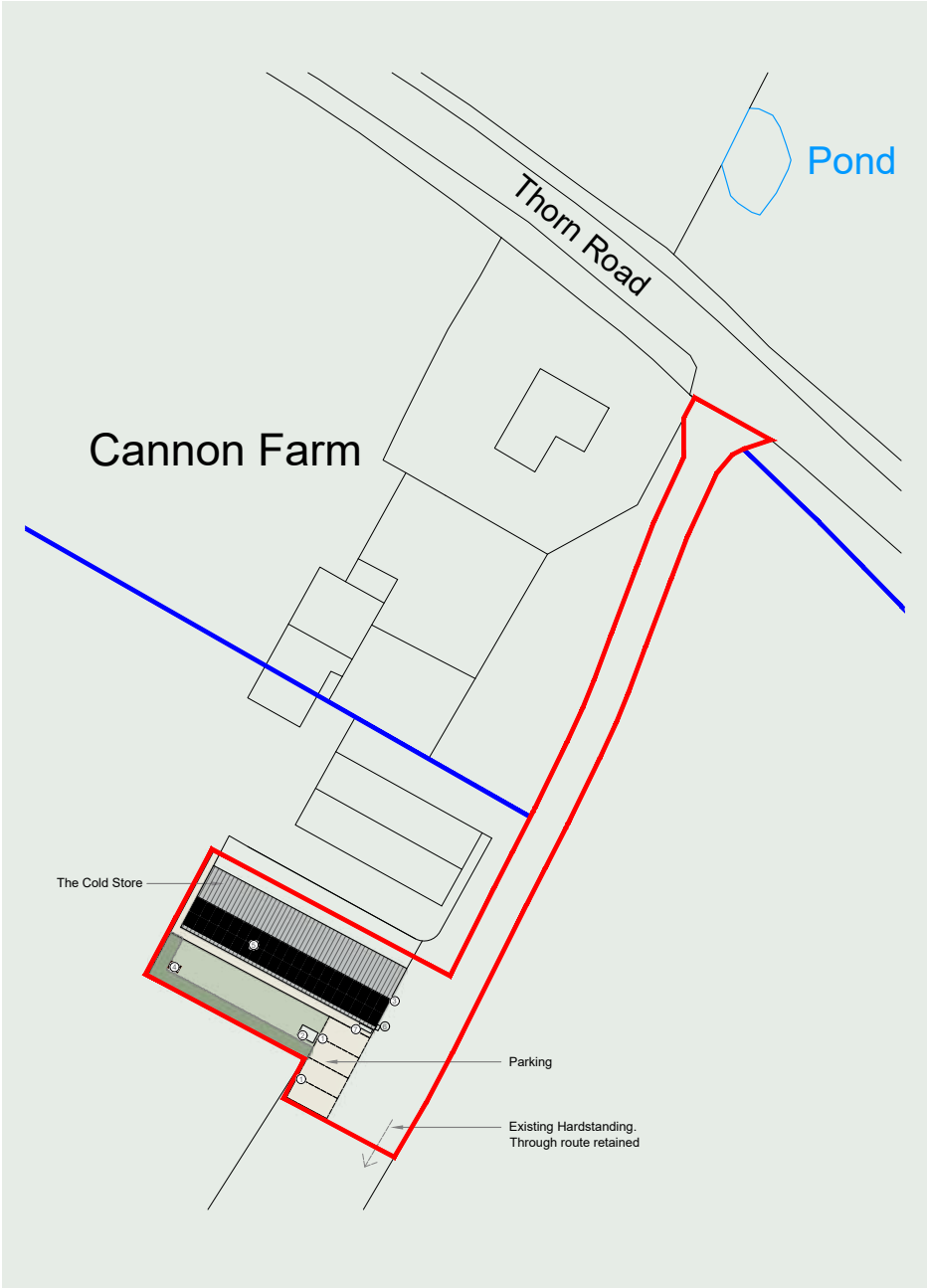
The land is enclosed mainly by mature trees and hedgerows.

NOTE

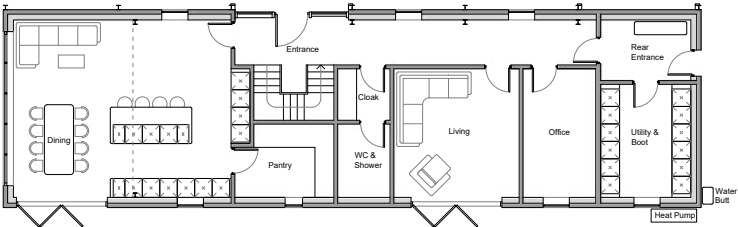
a) Part of the land (shown hatched yellow on the sale plan) will be subject to a restrictive covenant preventing any buildings be erected on the land nor the placing of mobile homes or caravans.



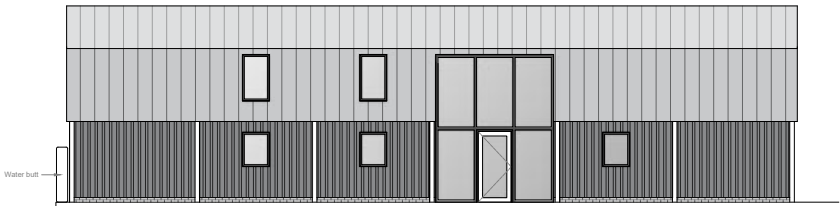
The Cold Store – PROPOSED FLOOR PLANS



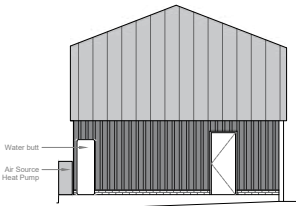
First Floor Plan



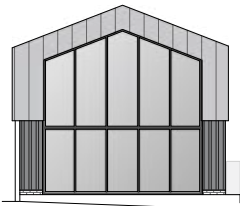
Ground Floor Plan



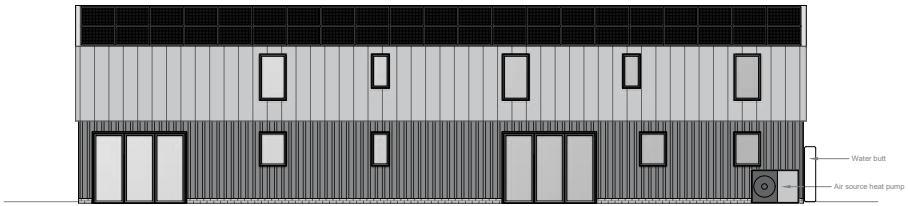
Proposed North East Elevation



Proposed South East Elevation

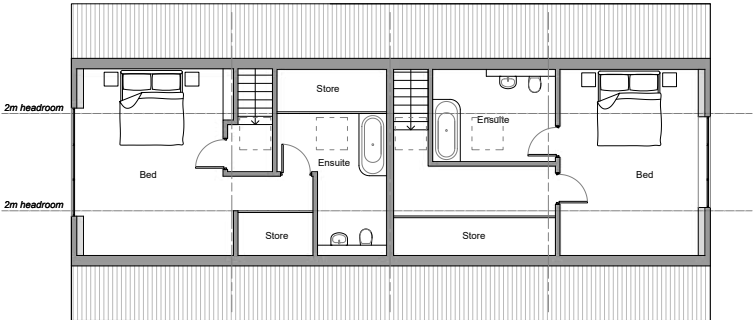
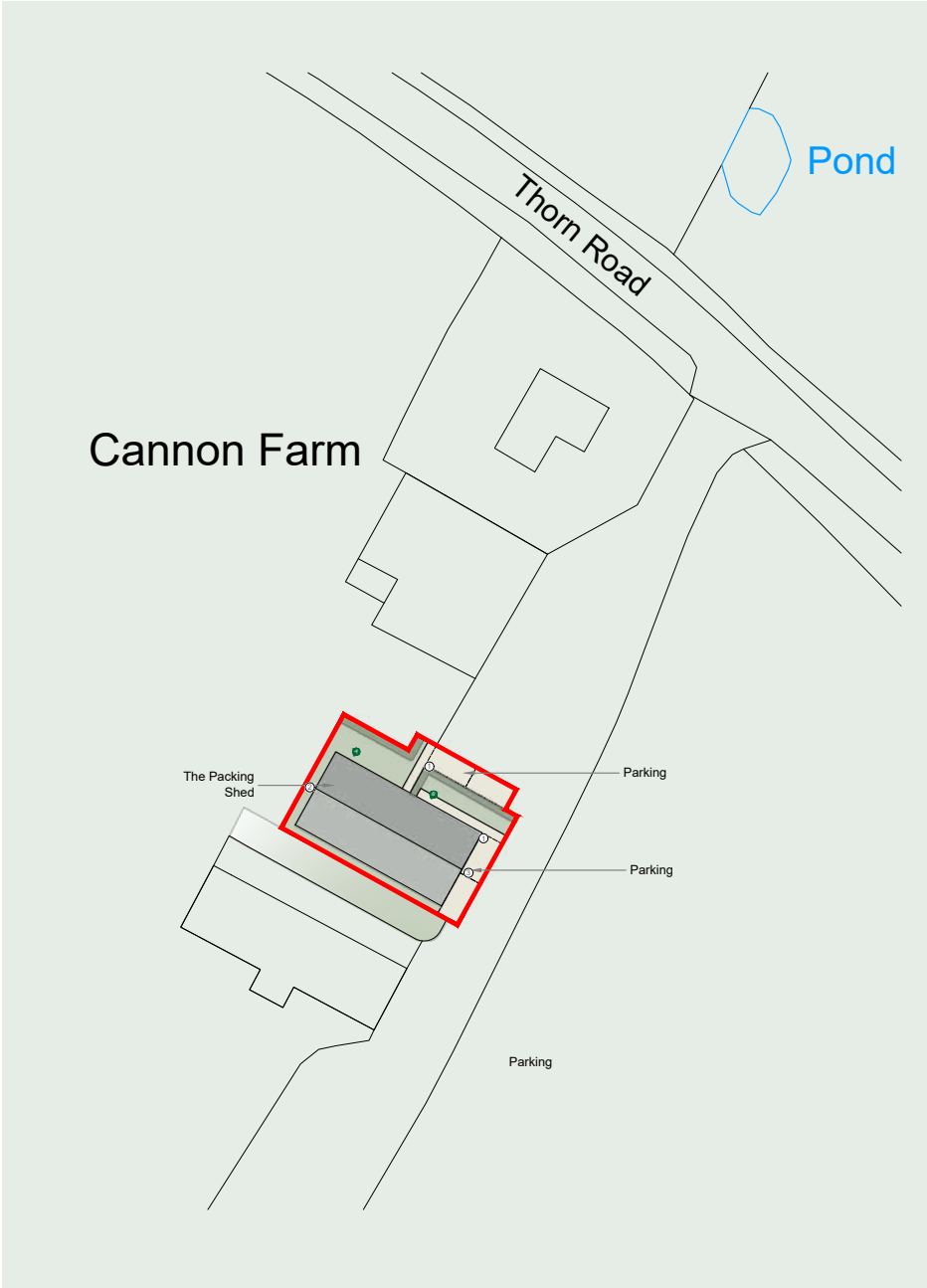


Proposed North West Elevation

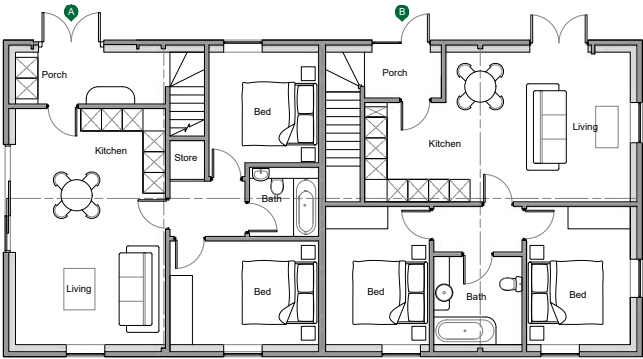


Proposed South West Elevation

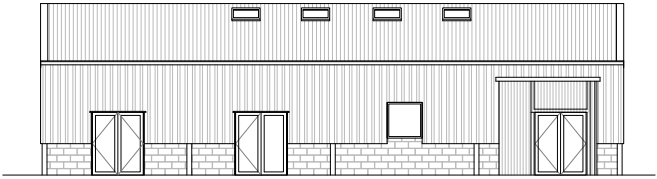
The Packing Shed – PROPOSED FLOOR PLANS



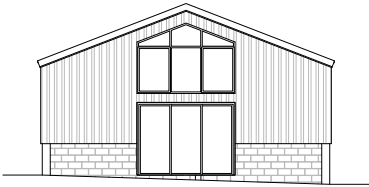
First Floor Plan



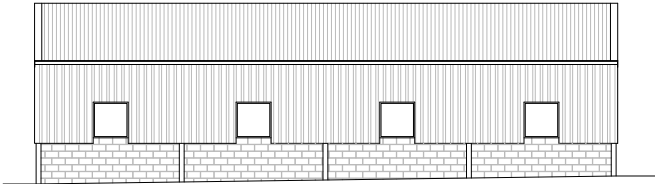
Ground Floor Plan



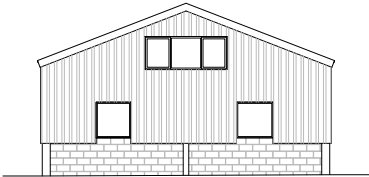
Proposed North East Elevation



Proposed North West Elevation



Proposed South West Elevation



Proposed South East Elevation

VIEWINGS: Both lots by appointments with the sole selling agent Lambert and Foster's Paddock Wood Office on 01892 832325 Option 3. For more information contact Alan Mummery or Antonia Mattinson.

SERVICES: We have been told that water and electricity are connected to the site. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

METHOD OF SALE: The property is offered for sale by Private Treaty. If demand dictates a deadline for Best and Final Offers in the event that significant interest is received.

TENURE: Vacant Possession upon completion.

PUBLIC RIGHTS OF WAY: A public footpath (0168/KM283/1) crosses the edge of the land from the western to the eastern boundaries. Please refer to the Kent County Council Interactive Map for further details.

SPORTING AND MINERAL RIGHTS: Included in the freehold sale.

LOCAL AUTHORITY: Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ. Tel: 01622 602000. The development is potentially liable for CIL (Community Infrastructure Levy) payment but the vendors are currently in discussions with MBC. Further details will be available on request.

BASIC PAYMENT SCHEME: The sellers have applied for BPS in May 2023 and will retain the 2023/2024 payments. The buyers will have to comply with cross compliance requirements until 31st December 2023 on both lots.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.




bloomfields
CHARTERED TOWN PLANNERS

**PLANNING AND
ARCHITECTURAL DRAWINGS
BY BLOOMFIELDS CHARTERED
TOWN PLANNERS**

AGENT NOTE:
PHOTOS TAKEN IN 2023
PRIOR TO THE REMOVAL OF
THE TWO BARNs ON THE FAR
RIGHT OF THE PHOTO.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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