



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



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and property consultants**

COMMERCIAL

Viewing Arrangements

Strictly by appointment.

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

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.

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