

# Bentinck Farm Development Buildings 1 & 2, Pembury, Tunbridge Wells, Kent







## Bentinck Farm Development, Romford Road, Pembury, TN2 4BB.



Pembury village 1.2 miles  
 Matfield village 1.4 miles  
 A21 - 1.8 miles  
 Paddock Wood station 3.5 miles  
 (London Bridge from 49 minutes)  
 Tunbridge Wells station 6 miles  
 (London Bridge from 46 minutes)  
 Tonbridge station 7 miles  
 (London Bridge from 36 minutes)  
 London 45 miles  
 (All times and distances approximate)



Bentinck Farm development comprises two separate Titles, both redundant farm buildings and each with Planning Permission to create detached residential dwellings:-

Building 1 - three bedrooms/two storey and Building 2 - two bedrooms/single storey.

The refurbishment projects can be sold together or as two separate units, so ideal for someone who would like to build their own property and/or create both with one being used for investment purposes.

The buildings sit in a wonderful rural position with fantastic views over the surrounding apple orchards and fields beyond.

Further details of the Planning Permission can be found at:  
[www.tunbridgewells.gov.uk/planning](http://www.tunbridgewells.gov.uk/planning) Ref: 18/02149

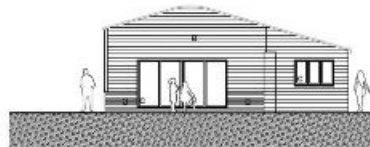
Front cover image is computer generated (CGI)





BENTINCK FARM ROMFORD ROAD PEMBURY TN2 4BB

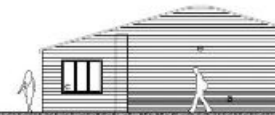
BUILDING 2



SIDE ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



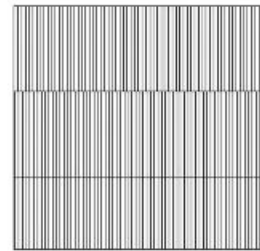
SIDE ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100



### FLOOR PLAN



ROOF PLAN



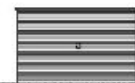
FRONT ELEVATION  
SCALE 1:100



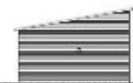
FLOOR PLAN



SIDE ELEVATION  
SCALE 1:100



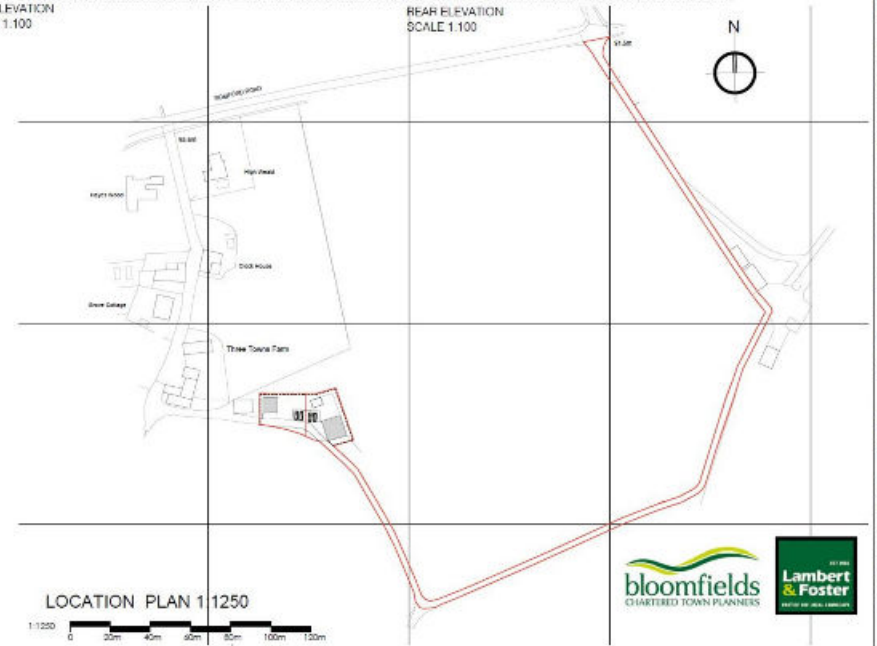
REAR ELEVATION  
SCALE 1:100



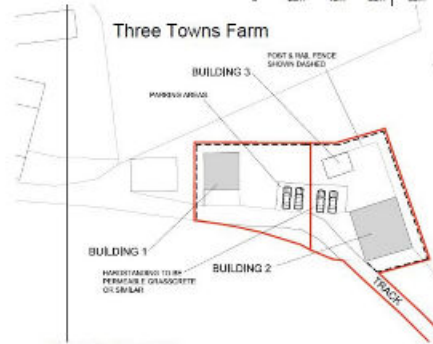
SIDE ELEVATION  
SCALE 1:100



ROOF PLAN



LOCATION PLAN 1 | 1250



SITE PLAN 1:500

[illegible]

ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE  
SUBJECT TO PLANNING & BUILDING CONTROL APPROVAL



MSD  
ARCHITECTS

T 01892 440898 E [info@msdarchitects.com](mailto:info@msdarchitects.com)  
THE OLD LIBRARY, GUDLEY ROAD, TUNDRIDGE WELLS, KENT

**PROJECT:**  
**EXTENSION AND ALTERATIONS**  
BENTINCK FARM  
ROMFORD ROAD  
PEMBURY  
TUNBRIDGE WELLS  
KENT TN2 4BB

SCALE 1:100 @ A1  
PROPOSED PLANS, SECTIONS  
& ELEVATIONS

PURPOSE: PLANNING  
DATE: SEPT 18 DWG NO. 1403 P003D  
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Knight Frank  
Tunbridge Wells  
47 High Street  
Tunbridge Wells  
TN1 1XL

[knightfrank.co.uk](https://www.knightfrank.co.uk)

**I would be delighted to tell you more.**

**Holly Sibley**  
01892 772946  
[holly.sibley@knightfrank.com](mailto:holly.sibley@knightfrank.com)

## Local Authority

Tunbridge Wells Borough Council, Tel. 01892 526121.

## Services

Mains water.

## Situation

The buildings are located in a wonderful rural position, between Pembury and Matfield villages, with wonderful views over the surrounding countryside. Pembury has a good range of local facilities serving day to day needs, as well as a hospital. The larger centres of Tunbridge Wells and Tonbridge both offer a wide range of shopping, recreational and cultural amenities as well as mainline stations with a regular commuter service to London. The area is renowned for the choice of schooling, both in the private and state sectors.

## Directions (TN2 4BB)

From Tunbridge Wells, proceed in a southerly direction on the A21. At the Kippings Cross roundabout, turn left onto the B2160 (sign posted Matfield). Continue on this road and, after a short distance, turn left onto Bramble Reed Lane, which eventually becomes Romford Road. After a while turn left onto a private driveway signed posted Bentinck Farm, then bear right and continue along this track where the buildings will be located.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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