



## TRADE WAREHOUSE / SHOWROOM - FOR SALE 5,318 SQ FT

**Price: £550,000 for the  
Freehold**

Sheer Farm Oast  
North Road  
Goudhurst  
Cranbrook  
Kent  
TN17 1JR

- Former oast over two floors, ideal for showroom / warehouse use.
- Set in approx. 0.2 acres with ample parking and yard space.

## SHEER FARM OAST, NORTH ROAD, GOUDHURST, CRANBROOK, KENT, TN17 1JR

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.

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.

### 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.

### Tenure

Freehold - with vacant possession.

### Price/Rent

Guide price: £550,000

### 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.

### Energy Rating

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### Contact

Rupert Farrant  
01892 552500  
office@durlings.co.uk

