





# Vinehall Stable Yard, Vinehall Road, Mountfield, Robertsbridge

16 bedroom land for sale

OIRO £1,750,000 Freehold

## Description

A captivating ensemble of historic structures includes five currently tenanted converted units. With approved planning permission (Ref: RR/2002/2991/P), the property is poised for further transformation, adding four additional units along with designated parking and gardens. Beyond the converted units, there is a substantial car park and a parcel of land, totaling approximately 1.1 acres, offering intriguing potential.

This charming complex, comprising both leased and yet-to-be-converted units, enjoys a prime location. The existing five units are currently leased under Assured Shorthold Tenancies, generating an annual rental income of £53,340—below the prevailing market rates. These converted units boast gas central heating, parking facilities, and well-maintained gardens, presenting promising opportunities for further development.

The four unconverted units, covered by the granted planning permission, are earmarked for conversion into three 1-bedroom units and one 2-bedroom unit. This endeavor not only promises to enhance the property's overall appeal but also aligns with contemporary living standards. Don't miss the chance to be part of this exceptional property offering vast potential in a convenient and sought-after location.



## THE UNITS COMPRISE

BLOCK A - UNIT 1- Unconverted

Circa 55 sq.m. Approval for:  
Open plan kitchen/living/dining room;  
Home Office;  
Bathroom;  
Bedroom.

#### BLOCK A - UNIT 2 - Unconverted

Circa 56 sq.m. Approval for:  
Entrance Hall;  
Open plan kitchen/living/dining room;  
Bedroom;  
Bathroom.

#### STABLE COTTAGE

Converted and Let.

75 sq.m.  
Entrance Hall;  
Living Room;  
Dining Room;  
Kitchen;  
Bathroom;  
First Floor Landing;  
2 Bedrooms;  
Study Area.

#### GARDEN COTTAGE

Converted and Let.

Shared Hallway;  
Kitchen;  
Dining Room;  
Living Room;  
First floor landing;  
2 Bedrooms;  
Bathroom.

## BLOCK A - UNIT 5

Converted and Let.

27 sq.m.

Shared Entrance Hall;

Open Plan kitchen/living/dining room;

Bedroom;

Bathroom.

Potential to enlarge subject to any necessary consent.

## BLOCK B - PARK VIEW

Converted and Let.

100 sq.m.

Covered Porch;

Entrance Hall;

Living Room;

Kitchen/Dining Room;

Utility Room;

Shower Room;

2 Bedrooms;

Attached Store/Garage;

## BLOCK C - UNIT 3 - Unconverted

51 sq.m. Approval for:

Entrance Hall;

Open Plan Kitchen/Living/Dining Room;

Bedroom with En-Suite.

## WISTERIA COTTAGE

Converted and Let.

68 sq.m.

Entrance Hall;

Living Room;

Kitchen;

Bathroom;

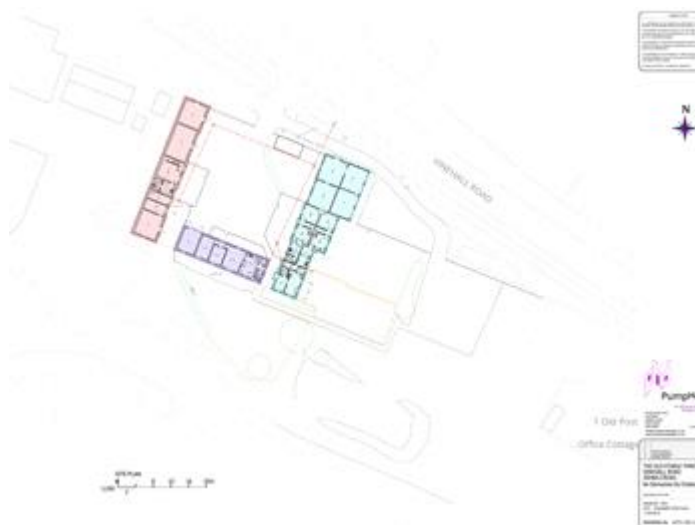
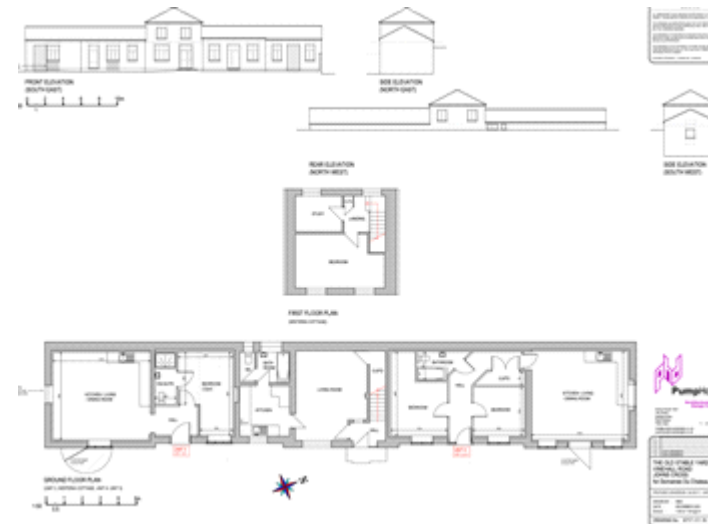
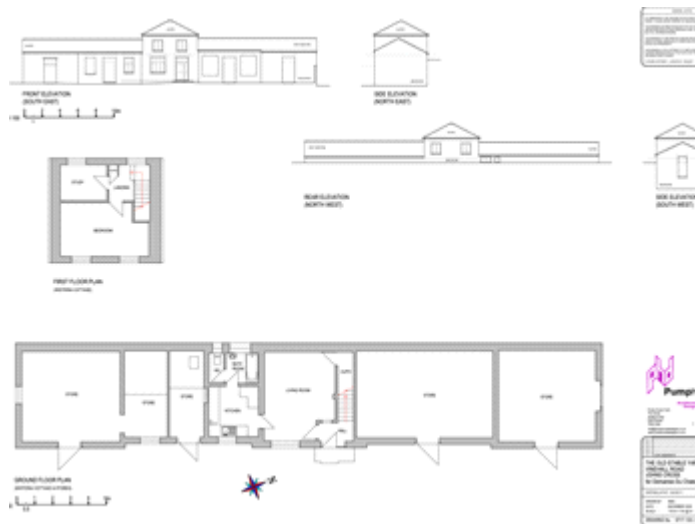
Separate WC  
First floor landing;  
Bedroom;  
Study.

UNIT 4 - Unconverted  
62 sq.m. - Approval for:  
Entrance Hall;  
Open Plan Kitchen/Living/Dining Room;  
2 Bedrooms;  
Bathroom;  
Associated Parking;  
Garden;  
Large additional car park;  
Level Area of Lawn.

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

## **Tenure**

Freehold



Viewing by appointment only  
 Milestone Group - Head Office  
 39-41 Seaside, Eastbourne, East Sussex BN22 7NB  
 Tel: 01323 635510 Email: [james@milestonegroup.net](mailto:james@milestonegroup.net) Website: <https://milestonegroup.net>