

# Gogway Barn

Gogway, Waltham, Canterbury, Kent CT4 5PX



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Detached Agricultural Building on approx. 0.40 acres
- Available for a Variety of Commercial/ Community Uses Only (Subject to the Necessary Consents)
- Electric Roller Shutter Doors

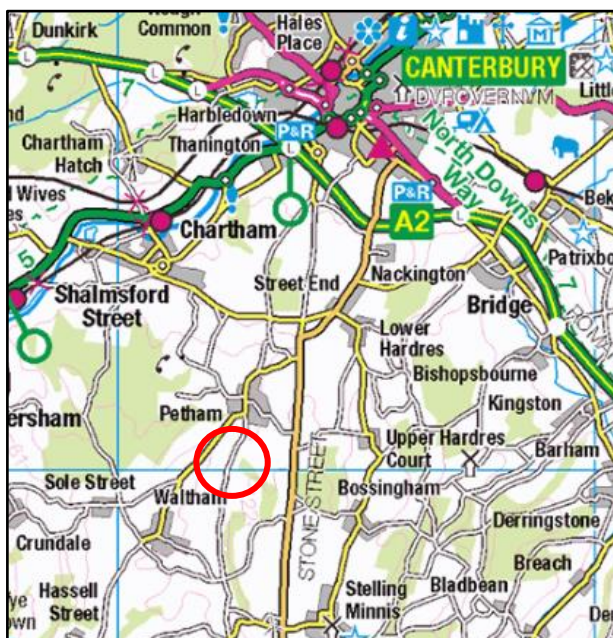
Commercial/ Community Opportunity  
TO LET/ FOR SALE  
271.4 m<sup>2</sup> (2,922 sq ft) approx.

## LOCATION

The property is located in Petham, a rural village and civil parish within the North Downs, approximately 5 miles south of Canterbury and 12 miles north east of Ashford.

## SITUATION

The property is situated off The Gogway. Accessed directly from Stone Street (B2068) it sits within the Hamlet of Petham, being a short distance from the villages of Waltham and Bossingham and positioned directly opposite the entrance to Waddenhall Farm.



## DESCRIPTION

Constructed in 2004, the property comprises a detached two storey building of steel portal frame construction, having brick and block elevations, timber weatherboarding beneath a pitch and double-hipped clay tiled roof.

It is arranged in two open storage areas, an additional store room, office, and staff areas on the ground floor.

The first floor provides additional low eaves stores which are accessed via an internal staircase.

The property is finished to a modern specification having a concrete floor, three electric roller shutter doors and fluorescent lighting.

Externally, it benefits from a concrete hard standing to the front as well as a parking area to the side which connects a shared entrance from The Gogway.

## SERVICES

We are informed the property is connected to a mains electricity supply but is not connected to mains water, gas, or any provision for waste.

## ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Workshop/ Stores	168.0	1,808
Mezzanine	Stores	103.4	1,113
<b>Total</b>		<b>271.4</b>	<b>2,922</b>

## USE

Planning permission was granted (ref: CAF/04/00002) for construction of a property to support the fruit growing enterprise of the surrounding farmland for which the property can be used for the storage of fruit and associated machinery to facilitate such uses.

It is deemed the property may also be suitable for a variety of commercial or community uses (subject to the grant of the necessary planning consents).

NB: Proposals subject to a change of use to Residential (C1) will not be considered.

## TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease (FR&I) for a term to be agreed.

The freehold interest in the property is also available for sale which would be split from the existing Title (K727059) and sold with vacant possession.

## RENT

Our client is seeking a rent of £15,000 per annum (exclusive) in relation to a letting.

## PRICE

Alternatively, they would consider offers in the region of £250,000 in respect of a sale.

## DEPOSIT

In relation to a letting a deposit will be held for the duration of the term.

## BUSINESS RATES

To be the responsibility of the purchaser/ tenant.

Being designated for agricultural purposes the building is not currently assessed. Prospective occupiers are encouraged to make their own investigations via the relevant rate paying authority (Canterbury City Council).

## PLANS

Copies of the floor plans can be provided upon request.

Any boundary plans are shown for indicative purposes only.

## PHOTOS

The photos were taken in August 2023.

## EPC

The property is designated for agricultural uses and therefore an Energy Performance Certificate is not required.

## FINANCE ACT 1988

We understand the property is not elected for Value Added Tax (VAT).

## 1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending tenant/ purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

## VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS

ned.gleave@sibleypares.co.uk

01233 629281



[www.sibleypares.co.uk](http://www.sibleypares.co.uk)





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