



Land & Property Experts



**BAYFORD FARM
POOT LANE · UPCHURCH · SITTINGBOURNE · KENT ME9 7HJ**

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Upchurch	-	1 mile
Rainham	-	3 miles
Sittingbourne	-	5 miles
Rochester	-	7 miles

A 5 bedroom farmhouse with 2 converted holiday lets and a range of agricultural buildings. Located in a semi-rural and accessible location with far reaching views to the north.

- 5 bedroom farmhouse
- 2 converted barns with holiday let consents
- Agricultural buildings with potential
- Accessible location with good views
- In all approximately 3.98 acres.

FOR SALE BY PRIVATE TREATY

AS A WHOLE OR IN TWO LOTS:

LOT 1 – FARMHOUSE, BUILDINGS & LAND – 3.77 ACRES

GUIDE PRICE – £900,000

LOT 2 – PLOVERS REST – 0.21 ACRES

GUIDE PRICE - £325,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Canterbury Road, Challock
Ashford, Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk

LOCATION

Bayford Farm is situated a mile to the north of Upchurch, overlooking the estuary of the River Medway. Upchurch is able to provide a small range of facilities and amenities and is within walking distance. The larger towns of Rainham, Gillingham, Sittingbourne and Rochester are all within a seven mile radius and provide a comprehensive range of facilities and amenities along with schooling, national rail links to London in approximately an hour and links to the national road network with junctions onto the M2.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Upchurch head north onto The Street for approximately 0.2 miles, then turn left onto Poot Lane. Follow Poot Lane for approximately 1 mile until the road turns sharply right. On the bend is a side lane leading off to the left, which will take you north. Follow this and Bayford Farm is on your left.

WHAT 3 WORDS

///dusty.rigs.before





LOT 1 – FARMHOUSE, BUILDINGS & LAND – 3.77 ACRES

The original farmhouse dates back to the mid-1800's, with further work carried out in the 1920's, 1960's and 1990's, with work in 2013 to extend and incorporate the adjoining barn known as The Old Stable. The farmhouse is of timber and brick construction with parts timber weatherboarded under pitched hipped clay tiled roofs. The internal accommodation of the farmhouse comprises the following: -

Front Door opens to **Entrance Hall**, with doors off to the **Sitting Room** triple aspect with wood burner, **Study** and **Downstairs Cloakroom & Utility Room** with w/c and wash basin. There are also doors to the **Kitchen/Breakfast Room** with fitted units and an oil-fired Rayburn and door off to the **Dining Room** with an open fire and door to the **Rear Garden**. Stairs from the Entrance Hall lead up to the **First Floor Landing** with doors to **Bedroom 1** (double) with built in wardrobes, **Bedroom 2** (single) with built in wardrobes, **Shower Room** with wash basin and shower, as well as the **Family Bathroom** with bath, w/c and wash basin. Also off the First Floor Landing is **Bedroom 3** (double), **Bedroom 4** (double) with open fireplace and **Bedroom 5** (double). Detailed Floor Plans can be found overleaf.

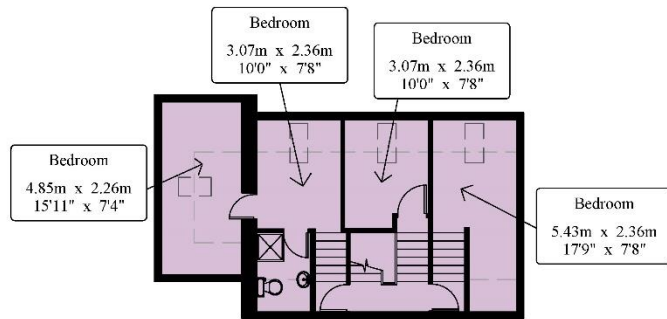
Outside the grounds are predominantly laid to lawn with surrounding mature trees, shrubs and borders creating a rural yet versatile residential curtilage.



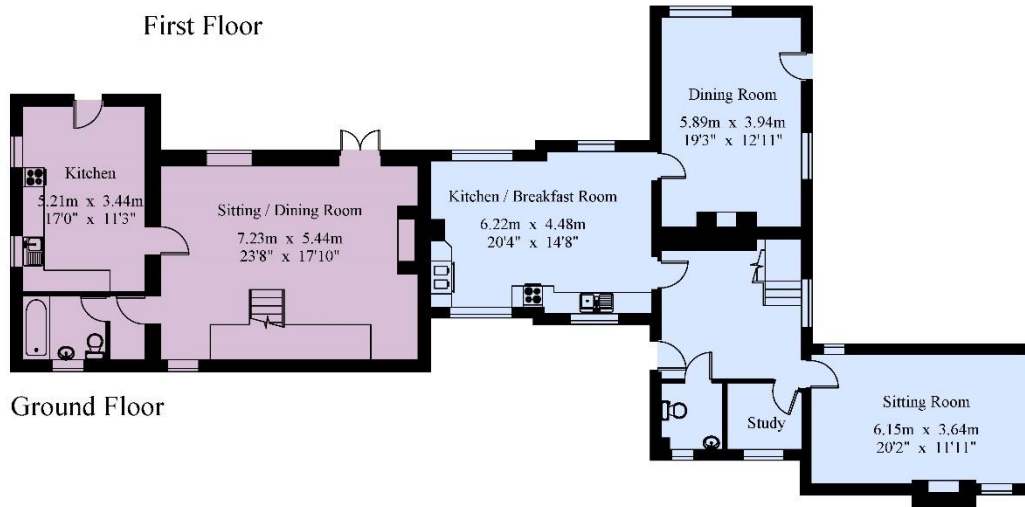
FLOOR PLANS

Bayford Farm

- Main House - Gross Internal Area : 183.9 sq.m (1979 sq.ft.)
- Plovers Rest - Gross Internal Area : 123.6 sq.m (1330 sq.ft.)
- Old Stable - Gross Internal Area : 118.6 sq.m (1276 sq.ft.)

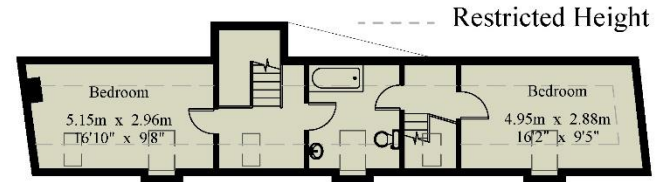


First Floor



Ground Floor

First Floor



First Floor



Ground Floor



NOT TO SCALE

For Identification Purposes Only.
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OLD STABLE

Adjoining the Farmhouse is the Old Stable which is a former barn converted into a Holiday Let. Accommodation comprises the following: -

The Front Door opens to open plan **Sitting/Dining Room** with door through to the **Kitchen** with fitted units and door to **Front Garden**. A further door leads to the **Family Bathroom** with bath, w/c and wash basin. Stairs lead from the Sitting/Dining Room to a **Split Landing** with doors to **4 Double Bedrooms** and a **Shower Room** with shower, w/c and wash basin. Outside there is a loose stone courtyard for parking..





BUILDINGS & LAND

There are a range of general purpose agricultural buildings on site that consist of the following: -

- **Cart Shed** containing 4 bays, built as an open front pole barn beneath a steel sheet roof, circa 1920's measuring approximately 11.5m x 5m.
- **Hay Barn** containing 4 bays as an open front pole barn, circa 1950's with a steel sheet roof measuring approximately 14.8m x 6.5m.
- **Bullock Yard** stands as an L-shaped open fronted pole barn, circa 1940's under a fibre cement roof measuring approximately 10.9m x 3.26m and 8.55m x 5.3m.
- **Garage** is of concrete construction below a fibre cement roof measuring 6m x 2.5m.
- **Dog Run** to the rear of the Garage.

The land is situated to the north of the Farmhouse and extends to approximately 2.95 acres. The land is classified as Grade I on the Agricultural Land Classification Plan, with impeded drainage characteristics, typical in this part of Kent. 0.74 acres of cherries will be included along with a paddock laid to grass, which would present the incoming purchaser with the opportunity for an equestrian use if needed. The land runs directly north from the house and offers fantastic views over the Medway Peninsular. The land was formerly registered for the Basic Payment Scheme and is entered into an Environmental Stewardship Scheme that runs until 2027.

Please see Boundary Plan overleaf for the exact boundaries of the lots.



LOT 2 - PLOVERS REST – 0.21 ACRES

Plovers Rest is a converted barn with a Holiday Let consent. Accommodation comprises the following: -

Front Door opens to **Entrance Hall** and **Kitchen/Dining Room** with opening to open plan **Sitting Room** with fireplace. A door from the Entrance Hall leads to the **Rear Hall** with door to **Bedroom 1** (double). Stairs lead from the Rear Hall to the **First Floor Landing** with doors to **Bedroom 2** (double), **Family Bathroom** with bath, w/c and wash basin with door through to **Secondary Landing** and door to **Bedroom 3** (double).

Outside there is a lawned garden with some fruit trees and a gravelled private driveway for parking. There will be a Right of Way for all times and purposes granted over the area shaded brown on the attached boundary plan.







BOUNDARY PLAN



NOT TO SCALE



SERVICES

As far as we are aware the both lots are connected to mains electricity, water with private drainage systems. The Farmhouse has an oil-fired central heating system with both holiday lets on electric radiators and wood burners. **Please Note** these services have not been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

Access is directly from Poot Lane which is an adopted Public Highway. A Highways Search is available from the Agents on request. A Right of Way for all times and purposes will be granted over the track coloured brown in favour of Lot 2 shown on the attached Boundary Plan, subject to a fair proportion of maintenance costs.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in two lots. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PLANNING

Bayford Farm is situated within Swale Borough Council and a search of the online planning portal has been undertaken. No very recent applications in relation to the property to be sold were found. **Please Note:** A full planning search has not been undertaken and a full list of planning applications in relation to the property may be available from the Swale Borough Council website. Copies of the original Holiday Let consents are available from the selling agents.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent ME10 3HT

TENURE

Bayford Farm is understood to be freehold and is registered as part of Title Number TT15874 and K937442. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There are no public rights of way across the property. The Vendors have agreed a private right with an adjoining land owner over the access road to the north to his agricultural field for agricultural purposes only. This is not a formal right and not on the title.

PHOTOGRAPHS

The photographs within these particulars were taken in April 2023.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

Canterbury Road

Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077 - Mob: 07799 846872

Email: challock@btfpartnership.co.uk

GUIDE PRICES

LOT 1 - £900,000

LOT 2 - £325,000

AS A WHOLE - £1,225,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ