

CHARTON MANOR FARM FARNINGHAM | KENT





LOT 5



CHARTON MANOR FARM

FARNINGHAM | DARTFORD | KENT DA4 0JT

Farningham 1 mile | Eynsford 1 mile | South Darenth 2 miles | Swanley 3 miles
Dartford 6 miles | Sevenoaks 8 miles | Maidstone 14 miles

A diversified small holding with a significant range of agricultural buildings with a variety of planning consents amounting to 12 consented units in total. In addition, there is a large Farmhouse with southern wing in need of modernisation to create a dwelling in excess of 8,000ft², along with south facing agricultural land suitable for viticulture purposes. In all extending to nearly 40 acres.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 5 LOTS

LOT 1

8 bed Farmhouse, gardens and paddock land – 5.85 acres

Guide Price - £1,750,000

LOT 2

Old stable yard with consent for 4 dwellings – 0.28 acres

Guide Price - £850,000

LOT 3

Buildings & Yard with consent for 7 dwellings – 2.79 acres

Guide Price - £1,500,000

LOT 4

The Sheep Shed with residential consent – 2.23 acres

Guide Price - £650,000

LOT 5

South facing agricultural land – 28.71 acres.

Guide Price - £500,000

GUIDE PRICE AS A WHOLE - £5,250,000



BTF Partnership
Clockhouse Barn
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

Email: alex.cornwallis@btfpartnership.co.uk
Tel: 01233 740 077

www.btfpartnership.co.uk

Viewing strictly by appointment only with the
Sole Agent BTF Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.





LOT 1

INTRODUCTION

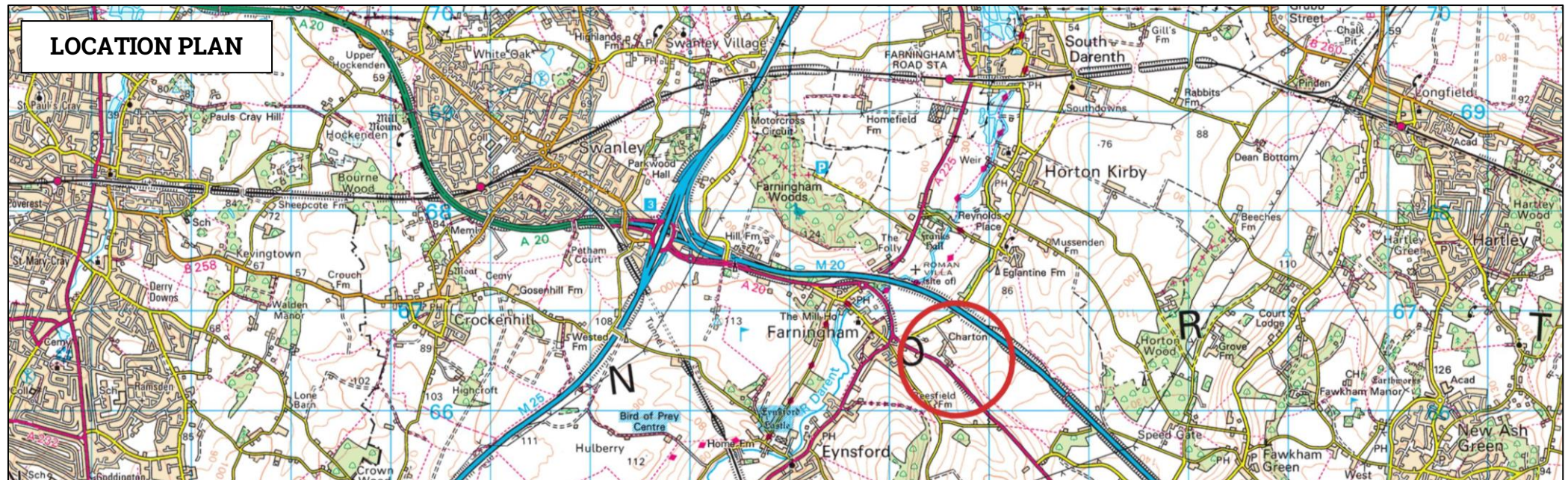
Charton Manor Farm is a versatile and multi-purpose small holding situated in a highly accessible location just to the east of Farningham with access links directly onto the A20 and the M25 within two miles, with a view of the London skyline from the highest point of the farm land. The property has been diversified over time to now provide a significant development opportunity for up to 12 residential dwellings on site under three separate consents. In addition, the well-proportioned Farmhouse is situated in the centre of the 40 acre holding and provides an opportunity to develop/modernise further into a 8,000ft² dwelling or dwellings subject to the necessary consents. The property has been in the Vendors ownership for more than 100 years and provides income, development and commercial opportunities throughout.

LOCATION

Farningham is located just to the west within a mile and provides reasonable facilities and amenities along with very good links to the national motorway network of the M25 and M20 which offers easy access to the wider road network. For a wider range of amenities Sevenoaks is 8 miles to the south of Farningham and hosts hotels, shopping, dining and leisure facilities, as well as an array of schools. Charton Manor Farm sits directly in the middle of two train stations, Farningham Road Station and Eynsford Station, both of which have links to either London Charing Cross, Sevenoaks and Maidstone well within an hour. In addition Swanley Station to London Victoria is only 28 minutes and to Charing Cross 31 minutes. Primary and secondary schools are close by as well as a number of Private Schools such as Sevenoaks and Walthamstow Hall. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

WHAT THREE WORDS

///start.tunnel.took (main access gate)



LOT 1

FARMHOUSE, GARDENS & PADDOCK LAND – 5.85 ACRES

The Farmhouse at Charton Manor Farm is situated in the central part of the Holding and is of brick construction, tile hung to the upper elevations under a pitched clay tiled roof. The house has the potential to qualify for the status of a "Mansion House" if the 4000ft² portion of the property which is currently unoccupied were to be developed or completely renovated, thus making the entire dwelling over 8000ft². Accommodation comprises the following: -

Front Door opens to **Entrance Hall** with doors off to **Sitting Room, Utility Room** and stairs to the **First Floor Landing**. A further door leads off to the **Rear Hall** with further doors to the **Study, Drawing Room** and **Kitchen/Breakfast Room** with fitted units, double Aga oven and door through to **Boot Room** and **Rear Hall** to back door with **Walk in Larder** along with link to **Dining Room** with trifold doors to **Rear Garden**.

There are two sets of Stairs to the First Floor Landing where there are **Six Double Bedrooms** one of which is en suite, **2 Family Bathrooms** and separate **W/C**. Stairs then lead to the **Second Floor Landing** where there are **Two further Bedrooms** with a **Jack & Jill Bathroom** to share. The total gross internal area of the occupied farmhouse is just in excess of 4,000ft².

Floor Plans showing the exact layout of the property is overleaf with the unoccupied area coloured blue.

Outside there are lawned, landscaped, mature gardens and grounds with the paddock land extending both to the east and west to the rear of the house. The total area of this Lot is 5.85 acres with the opportunity of a "new" access to the rear if private access was intended.







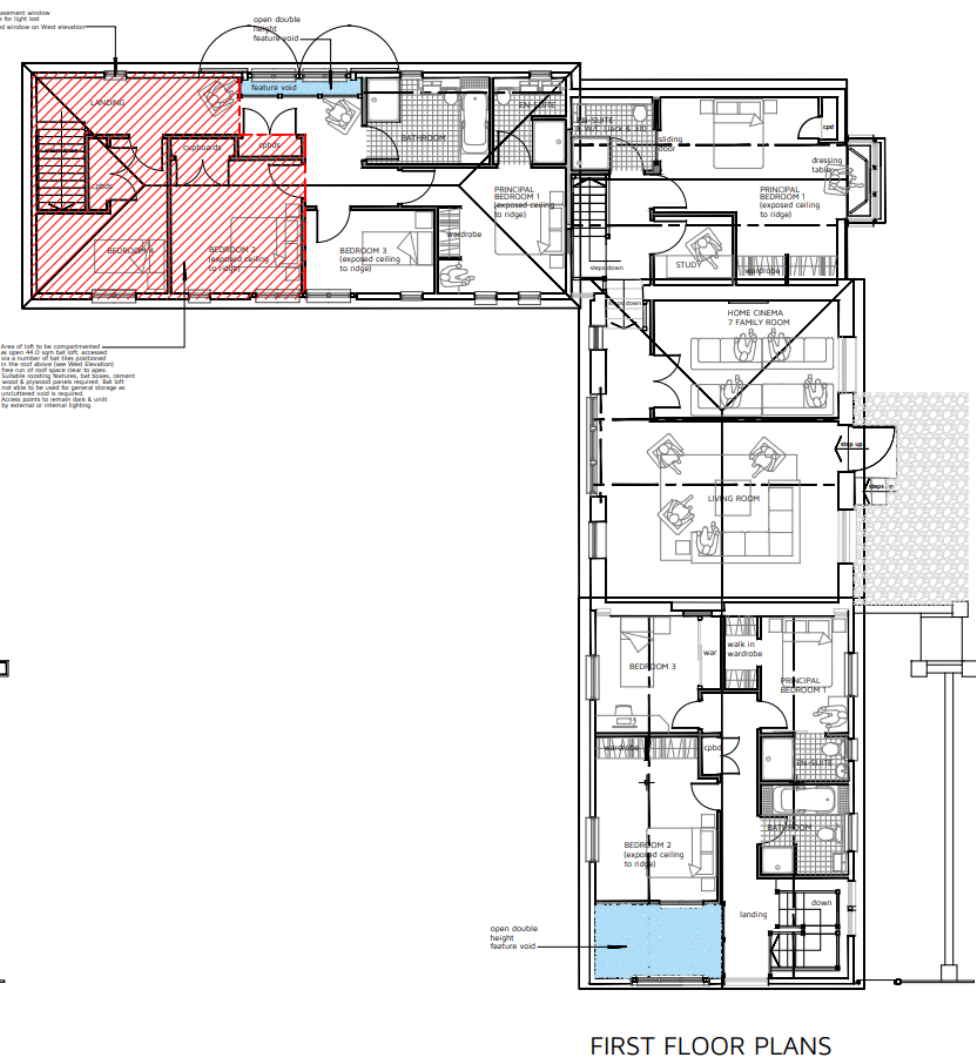


LOT 2

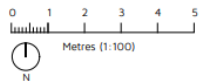
THE OLD STABLE YARD – 0.28 ACRES

The Old Stable Yard comprises a range of brick and flint structures part of which (Dwelling 1) has already been converted into living accommodation and is occupied by a relative of the Vendor. This Lot has full planning for conversion of the existing buildings into four residential dwellings under planning reference 22/03410/FUL – Sevenoaks District Council. Copies of the approved plans elevations and decision notice are all available from the selling agents on request or on the Sevenoaks District Council Planning Portal. Consented Floor Plans are opposite for further information.

PROPOSED FLOOR PLANS – DWELLINGS 2, 3 & 4



Buildings 3-6,
Flint Barns... Proposed Floor Plans
1:100 @ A2



Notes:
ACCOMMODATION SCHEDULE:
Dwelling No2-
Two storey 4 bedroom 6 person dwelling
(gross internal floor area) G.I.A....155.0 sqm
Dwelling No3-
Two storey 4 bedroom 7 person dwelling
(gross internal floor area) G.I.A....177.0 sqm
Dwelling No4-
Two storey 3 bedroom 5 person dwelling
(gross internal floor area) G.I.A....128.0 sqm

Rev: Reason: Date: Client:
A Window relocated & bat left details added 04/05/2024 MR HUGH GOLDSWORTHY

Project:
CHARLTON MANOR FARM, GORSE HILL,
FARNINGHAM, DARTFORD, KENT, DA4 0JT
Title:
DWELLINGS 2 TO 4,
PROPOSED FLOOR PLANS

Drawing No: DHA/16167/23 Rev: A Scale: 1:100 Date: DEC 2022

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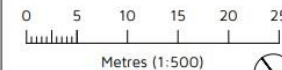
LOT 3

BUILDINGS & YARD WITH CONSENT FOR 7 DWELLINGS – 2.79 ACRES

Currently in general purpose agricultural use the buildings and yard in Lot 3 at Charton Manor Farm have consent for complete demolition and the erection of 7 residential dwellings under planning reference 22/01913/HYB. Outline consent has been granted for three detached 4 bedroom dwellings extending to circa 210m² (2,260ft²) with full planning granted for four semi detached dwellings all with three bedrooms and extending to 96m² (1,033ft²). A proposed site plan is opposite for the exact layout of the site with floor plans and elevations overleaf for further information. All the available documentation is on the Sevenoaks District Council Planning Portal or from the selling agents on request.



PROPOSED SITE LAYOUT PLAN



Site Area: 0.49 Ha

Illustrative Schedule of Accommodation
(Circa.)

PROPOSED:

7No. Unit Scheme

PLOTS 1-4
3-Bed Semi-Detached Units @ Circa. 96sqm GIA
(footprint 114sqm, volume - 726cbm)
Circa. 7,760mm ridge height

PLOT 5-7
4-Bed Units @ Circa. 210sqm GIA
(footprint 140sqm, volume - 700cbm)
Circa. 7,725mm ridge height

FOOTPRINT

Existing Combined Footprint - 1502sqm
(Barn and outbuilding)

Approved Footprint for Conversion - 746sqm*
(Barn with 9No. units)
*plus 142sqm for office = TOTAL 888sqm

Proposed Combined Footprint - 648sqm
(8No. units)

VOLUME

Existing Volume - 7,797cbm
(Barn and outbuilding)

Approved for Residential Conversion - 4491cbm*
(Barn with 9No. units)
*plus 775cbm for office = TOTAL 5,266cbm

Proposed Volume - 3,552cbm
(7No. units)

NOTE:
Existing barn ridge height 7,300mm - 8,250mm



- KEY**
- Application Boundary
 - Existing Trees
 - Proposed Trees
 - Existing Buildings to be Removed
 - Area Submitted for Outline Planning Consent

A OUTLINE AREA AMENDED 02.08.2022
Rev: Reason: Date:

Client:
MR H GOLDSWORTHY
Project:
**CHARTON MANOR FARM, GORSE HILL,
FARNINGHAM, DARTFORD, KENT, DA4 0JT**
Title:
PROPOSED SITE LAYOUT PLAN

Drawing No: Rev: Scale: Date:
DHA/16434/11 A 1:500 JUNE 2022



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Maidstone, Kent. ME14 3EN

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Proposed Site Layout Plan
1:500 @ A3

PROPOSED ELEVATIONS – PLOTS 1 TO 4

PLOTS 1 & 2



Proposed West Elevation
1:100 @ A2



Proposed North Elevation
1:100 @ A2



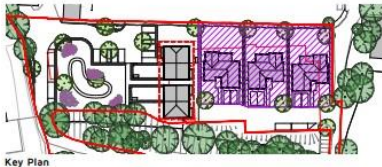
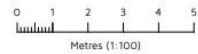
Proposed East Elevation
1:100 @ A2



Proposed South Elevation
1:100 @ A2

PLOTS 1 & 2

Proposed Elevations
1:100 @ A2



Illustrative Schedule of Accommodation (Units)

PROPOSED:
PLOTS 1-4
3-Bed Semi-Detached Units @ Circa. 96sqm GIA
(Footprint: 14sqm, volume: 726cums)
Circa. 7,760mm ridge height

PLOTS 3 & 4



Proposed West Elevation
1:100 @ A2



Proposed North Elevation
1:100 @ A2



Proposed East Elevation
1:100 @ A2



Proposed South Elevation
1:100 @ A2

PLOTS 3 & 4

Material Specification

Facade	Red brick, black weatherboarding and flint
Roof	Natural slate roof tiles
Windows	Black powder coated aluminium flush finish double glazing
Doors	Black painted solid timber
Guttering/RWP	Black uPVC

Rev: Reason

Date:

Client:

MR H GOLDSWORTHY

Project:

CHARTON MANOR FARM, GORSE HILL,
FARNINGHAM, DARTFORD, KENT, DA4 0JT

Title:

PLOTS 01-04 - PROPOSED ELEVATIONS

Drawing No:

DHA/16434/13

Rev:

1:200

Scale:

1:200

Date:

JUNE 2022

CAD Reference:

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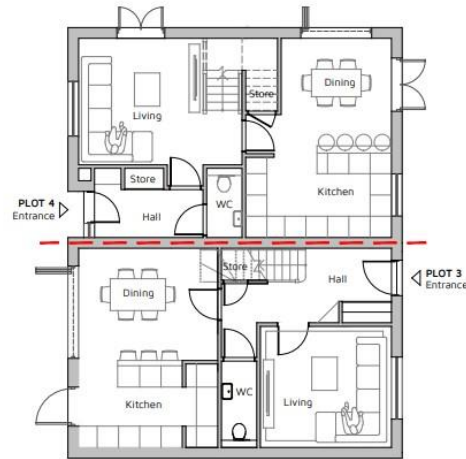
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A2

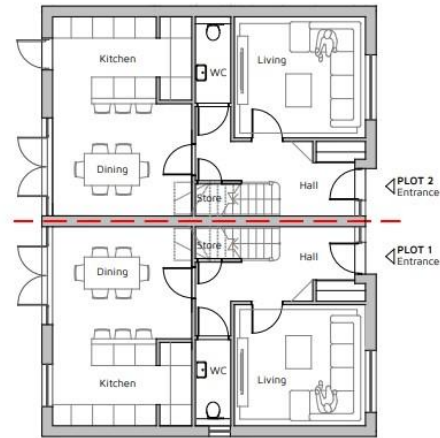
PROPOSED FLOOR PLANS – PLOTS 1 TO 4



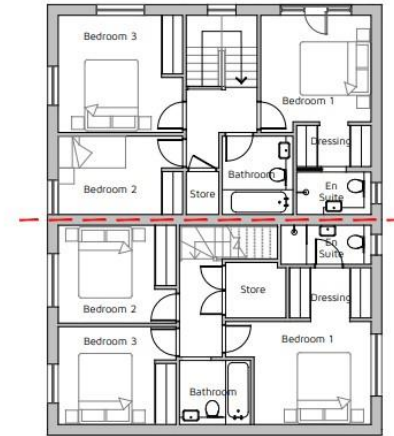
Proposed Ground Floor Site Plan
1:200 @ A2



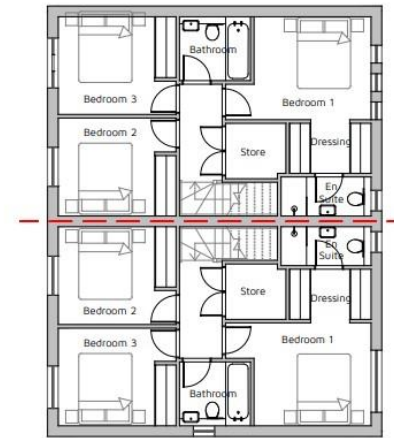
PLOTS 3 & 4 - Proposed Ground Floor Plan
1:200 @ A2



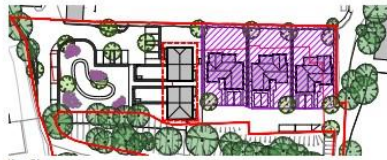
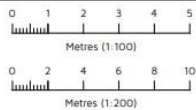
PLOTS 1 & 2 - Proposed Ground Floor Plan
1:200 @ A2



PLOTS 3 & 4 - Proposed First Floor Plan
1:200 @ A2



PLOTS 1 & 2 - Proposed First Floor Plan
1:200 @ A2



Key Plan

Illustrative Schedule of Accommodation

PROPOSED:
PLOTS 1-4
3-Bed Semi-Detached Units @ Circa. 96sqm GIA
(Floorarea 114sqm, volume = 726cubicm)
Circa. 7.760mim ridge height

Rev: Reason

Date:

Client:

MR H GOLDSWORTHY

Project:

CHARTON MANOR FARM, GORSE HILL,
FARNINGHAM, DARTFORD, KENT, DA4 0JT

Title:

PLOTS 01-04 - PROPOSED PLANS

Drawing No:
DHA/16434/12

Rev:

Scale:

Date:

NOTED JUNE 2022

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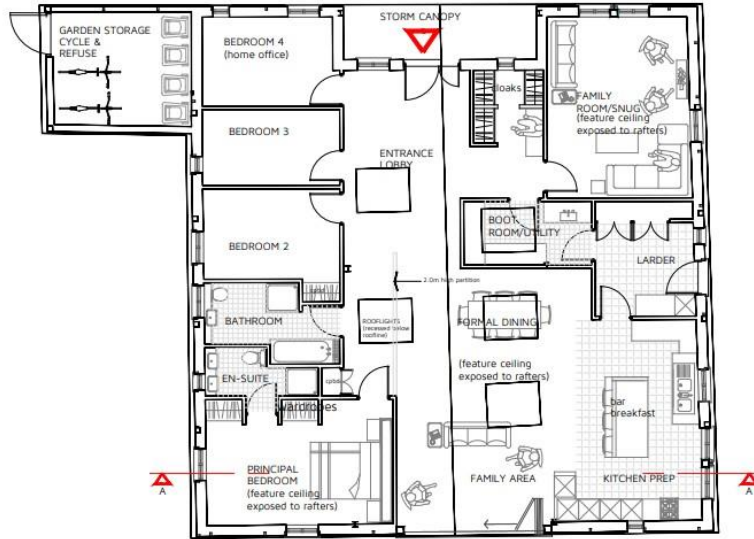


LOT 4

THE SHEEP SHED WITH RESIDENTIAL CONSENT – 2.23 ACRES

The Sheep Shed at Charton Manor Farm has Class Q consent for conversion into a single residential dwelling under planning reference 22/03408/PAC – Sevenoaks District Council, which would provide four bedrooms and open plan living accommodation throughout extending to 202m² (2,175ft²). This Lot is being sold with part of the agricultural land to the east so that a self-contained unit with the possibilities of livestock or horses is available. The land is all laid to grass and does have road frontage onto the main road to the south. Consented elevations and floor plans are opposite for further information. Please Note this is a conversion and not a knock down and rebuild scheme as it currently stands.

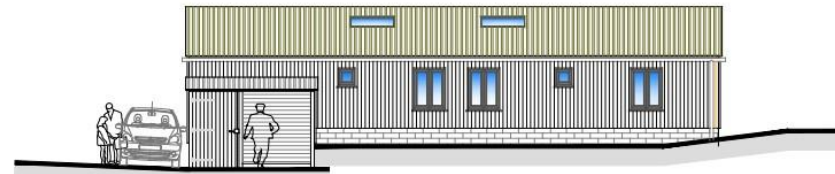
PROPOSED FLOOR PLANS & ELEVATIONS



Floor Plan



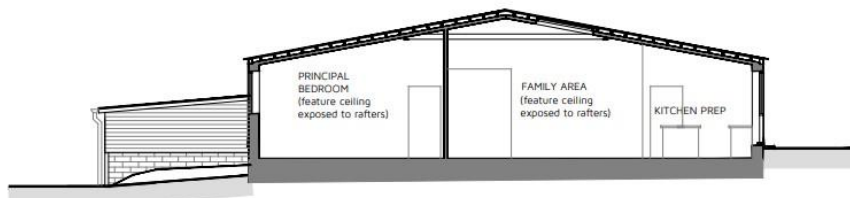
North-East Elevation



North-West Elevation



South-West Elevation

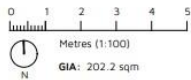


Barn section (section A-A)



South-East Elevation

SHEEP SHED CONVERSION...
Proposed Floor Plans & Elevations
1:100 @ A2



Rev: Reason:

Date:

Client:

MR HUGH GOLDSWORTHY

Project:
CHARLTON MANOR FARM, GORSE HILL,
FARNINGHAM, DARTFORD, KENT, DA4 0JT

Title:
SHEEP SHED CONVERSION,
PROPOSED FLOOR PLANS & ELEVATIONS

Drawing No: Rev: Scale: Date:
DHA/16869/11 1:100 SEPT 2022



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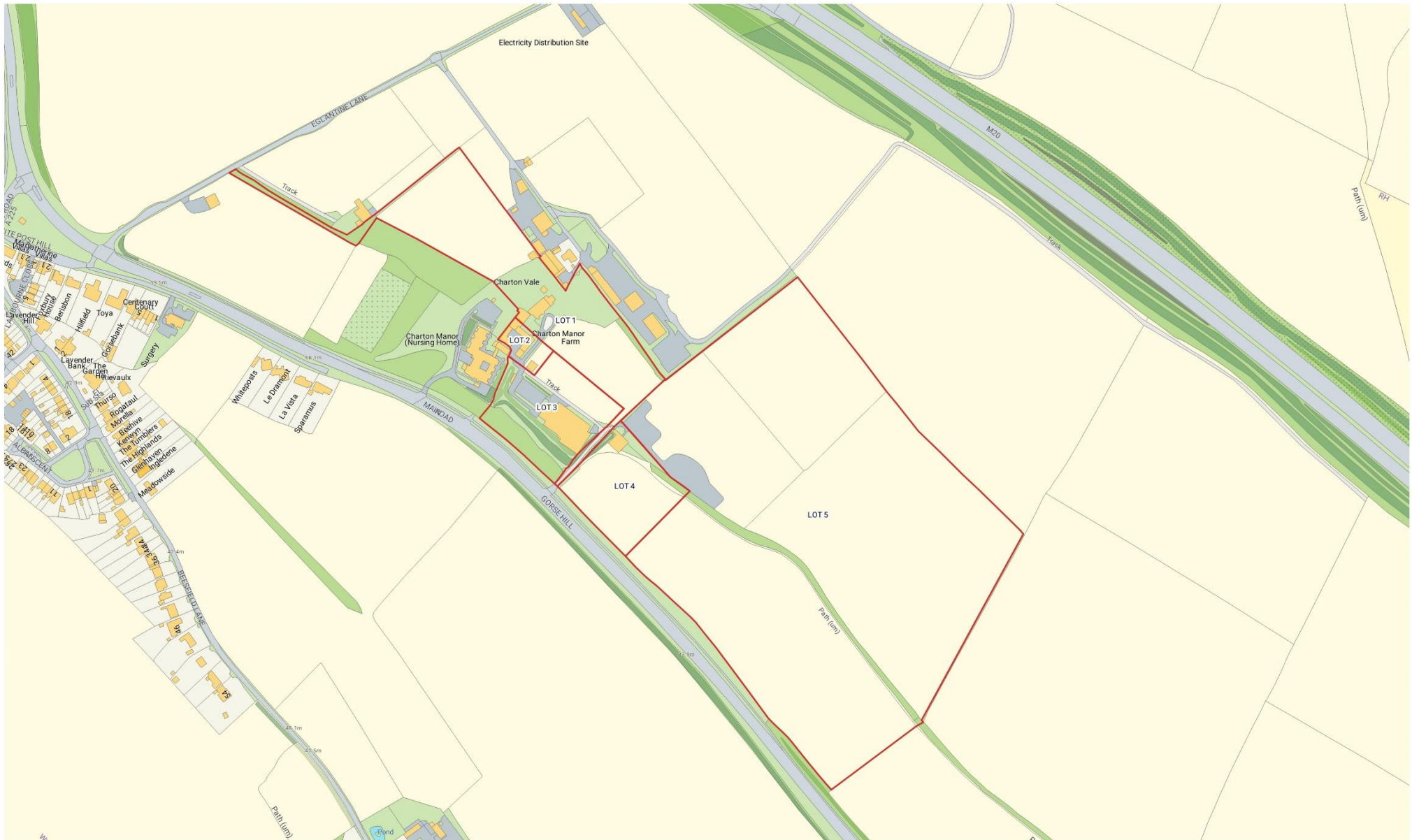
LOT 5

SOUTH FACING AGRICULTURAL LAND – 28.71 ACRES

The Agricultural Land at Charton Manor Farm is all situated to the east of the farmhouse, yard and buildings and is all currently laid down to grass for the grazing of livestock or for the cutting of hay. The land has a southerly aspect and is renowned for its well drained features in this part of the county. It is understood land is believed to be highly suitable for viticulture. In addition, it is directly adjacent to a vineyard spanning nearly 1000m of road frontage on the A20. The land is classified as Grade 3 on the Agricultural Land Classification Plan for England and Wales with chalky well drained soils and extends to 28.71 acres.



BOUNDARY PLAN



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.



LOT 1

LOT 2

LOT 3

LOT 4

LOT 5





SERVICES

The property is connected to mains electricity (3 Phase to the farm) , mains water, mains gas with drainage for the residential properties to sewage treatment plants. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from the A20. As far as we are aware this is an adopted public highway and a highways search has been submitted to the council and will be available from the selling agents once received.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole, in five separate lots or a combination if preferable. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is registered under three Land Registry Title Numbers K852057, K670124, K860253 & K934294. Copies of the Office Copy Entries and Title Plans are available on the Data Room.

PLANNING

Charton Manor Farm is situated within Sevenoaks District Council. **Please Note:** A full planning search has not been undertaken although a full list of planning applications in relation to the property is available from the Sevenoaks District Council planning portal or a brief summary from the Selling agents on request.

LOCAL AUTHORITY

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

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, TN13 1HG

EASEMENTS, WAYLEAVES AND 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 is a public right of way that runs through lots 4 & 5. A copy of the Public Rights of Way Plan is available on the Data Room. There will be various reciprocating rights in regard to access for each lot which will remain in the ownership of Lot 1. Full details are available on request.

COUNCIL TAX

Charton Manor Farmhouse – Band G

EPC RATING

Charton Manor Farmhouse – Rating E

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in April 2024.

DATA ROOM

A dataroom is available with the selling agents. Please email faye.waddle@btfpartnership.co.uk for access.

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

The acreages 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.

Tel: 01233 740077 (Challock Office)

Mob: 07799 846872 (Alex Cornwallis)

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICES

LOT 1 - £1,750,000

LOT 2 - £850,000

LOT 3 - £1,500,000

LOT 4 - £650,000

LOT 5 - £500,000

AS A WHOLE - £5,250,000



Land and Property Experts

www.btfpartnership.co.uk

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