



BEACON HILL FARM
CHATTENDEN | ROCHESTER | KENT ME3 8LL







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Chattenden 0.5 mile | Lower Upnor 1 mile | Rochester 4 miles
Gillingham 5 miles | Gravesend 8 miles | Dartford 16 miles

A diversified small holding with a significant range of general purpose buildings, a parcel of mixed broad leaf woodland with former footprints in situ and transmission station site with potential. To include a large detached dwelling in need of modernisation with a sizeable floor area in excess of 4,000ft² with fantastic views over the River Medway and into the estuary. In all extending to 39.19 acres.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 3 LOTS

LOT 1

4 bed dwelling, annexe,
outbuildings, gardens and
paddock land
7.72 acres
Guide Price - £1,450,000

LOT 2

The Old Transmission Station
Land & Woodland
12.19 acres
Guide Price - £300,000

LOT 3

Mixed broadleaf woodland
19.29 acres
Guide Price - £250,000

GUIDE PRICE AS A WHOLE - £2,000,000



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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

Beacon Hill Farm is a mixed use versatile small holding, offering multiple opportunities for mixed income production and uses, subject to the necessary consents. The main house itself is situated in an entirely private and secluded position, whilst benefiting from the accessible location of the farm with Rochester and Gillingham both within a 5 mile radius. There are multiple grazing paddocks that have housed horses, sheep and pigs in the past, along with a stable block in need of modernisation. On the eastern part of the site, there is an Old Transmission Station Site surrounded by woodland, that has been identified to have significant planning potential, subject to the necessary consents, extending to 12.19 acres. In addition, there is a parcel of mixed broadleaf woodland, with tracks throughout, extending to 19.29 acres. The property was once part of a larger Army Camp and offers a wealth of both history and potential.

LOCATION

Chattenden is half a mile to the north east and provides day to day facilities along with very good links to the motorway network with Hoo just 3 miles east and able to provide a more comprehensive range of facilities, schooling and leisure activities. Lower Upnor is within walking distance and offers multiple public houses and the Medway Yacht Club.

Rochester a lively cathedral city, filled with history and is only 3 miles away, offering hotels, shopping, dining and leisure facilities, as well as an array of schools and a vibrant nightlife. It also offers links to the national railway network giving access to London in just 40 minutes and to the rest of the county. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

WHAT THREE WORDS

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LOT 1

HOUSE, ANNEXE, GARAGE, BUILDINGS & PADDOCK LAND – 7.72 ACRES

The main house at Beacon Hill Farm is situated in the southern end of the Holding and is of brick, block and stone construction, rendered and clad in timber weatherboarding on multiple elevations under a pitched concrete tiled roof. The house has the potential to either be modernised or extended to create a large detached family home. Accommodation comprises the following: -

Front Door opens to **Entrance Hall** with doors off to **Drawing Room** with doors to **Side Patio Area**, **Store Room** with doors to **Downstairs Cloakroom** and **Store Cupboard**. A further door leads off to the **Study** and **Sitting Room** with doors to **Rear Garden** and with further doors to the **Dining Room** and **Kitchen/Breakfast Room** with fitted units and doors to **Outside Areas**. Further doors from the Breakfast Room lead to the **Rear Hall** with doors to **Bedroom 1** (double), **Bedroom 2** (double), **Airing Cupboard** and **Family Bathroom** with shower, bath, w/c and wash hand basin.

Stairs from the Entrance Hall lead up to the **First Floor Landing** with **Office** and door to **Storage Room**. A further door leads through to **Family Room**, with opening to **Conservatory** with doors to **Balcony**. Further doors lead to **Bedroom 3** (double), with door to **Store Room**, with door to **Bedroom 4** (double) with Ensuite with bath, w/c and wash hand basin.

The total gross internal area of the main house is just in excess of 4,300ft². Floor Plans showing the exact layout of the property are overleaf.

ANNEX & GARAGE

The Annex and Garage is set across three floors, with the Lower Floor consisting of a **Machine Store**, with stairs up to the **Garage** with double doors to the Gardens, and further stairs to **Store Room** and an **Outside Area**. Further stairs that are accessed to the north of the building lead up to **Bedroom 1** (double) and **Bedroom 2** (double).

BUILDINGS

There are multiple **Outbuildings** and a **Stable Block** all of timber construction set across the Paddocks and Garden of Lot 1, as well as the footings of a building that is no longer standing, situated to the south of the house. There is also a listed **Pillbox** situated north west of the house along with a **Telecoms Mast Site** that currently produces an income of circa £11,364.35 per annum.

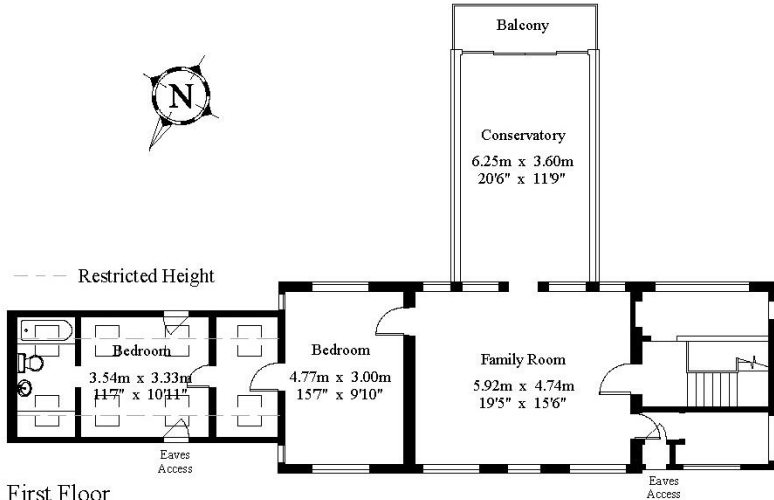
Outside there are lawned, landscaped, mature gardens and grounds with the paddock land extending both to the east and west to the rear of the house. The views span down the estuary and into Rochester. The total area of this Lot is 7.72 acres.



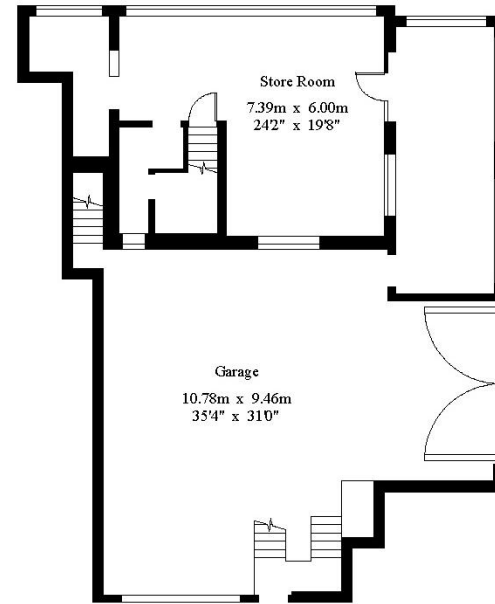
HOUSE, ANNEX & GARAGE FLOOR PLANS

House - Gross Internal Area : 401.0 sq.m (4316 sq.ft.)

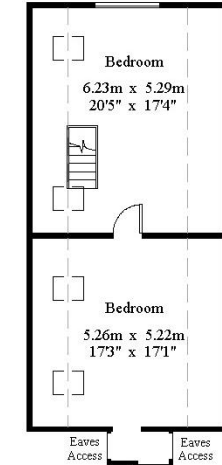
Garage / Villa - Gross Internal Area : 280.1 sq.m (3014 sq.ft.)



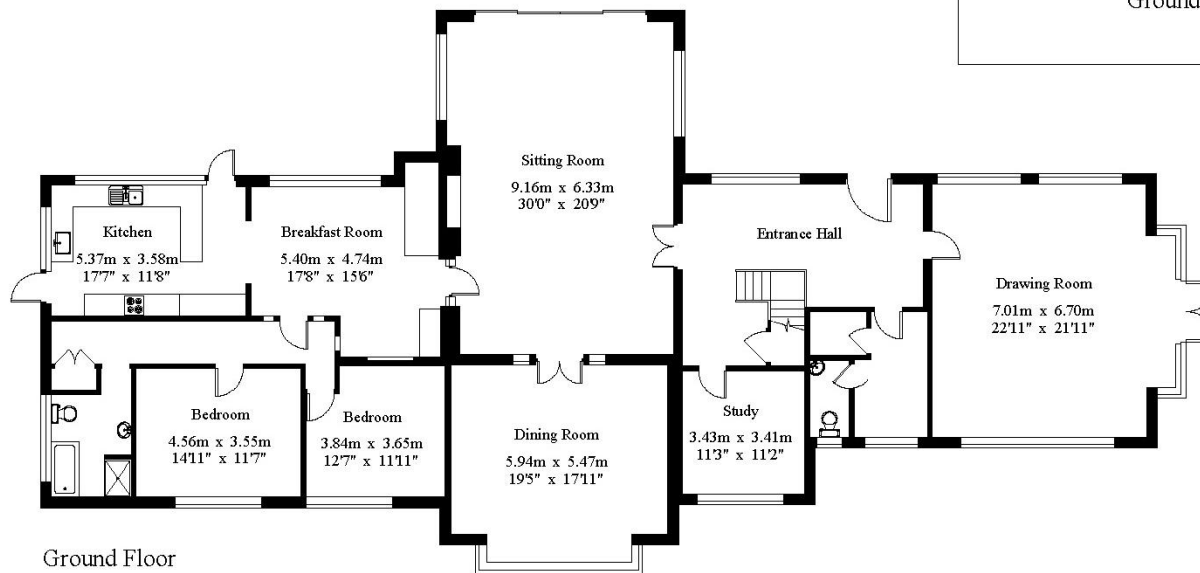
First Floor



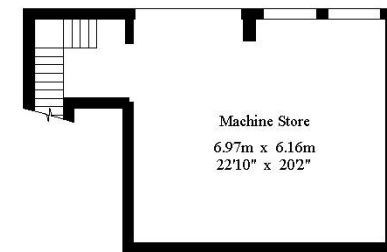
Ground Floor



First Floor



Ground Floor



Lower Ground Floor

NOT TO SCALE





LOT 2

THE OLD TRANSMISSION STATION – 12.19 ACRES

The Old Transmission Station is situated to the north of the property, adjoining the new residential development site to the east and comprises a dilapidated building that once in active use as a transmission station when the Beacon Hill was occupied by the Ministry of Defence. We feel the site has the potential for future develop sub to the necessary planning consents. **Please Note** - there will be an overage provision in place in favour of the Vendor for 20% of any future uplift in value over a 25-year period. The total area of this Lot is 12.19 acres.





LOT 3

MIXED BROADLEAF WOODLAND 19.29 ACRES

The woodland comprises a ring fenced parcel of mixed native broadleaf woodland and consists of a variety of natural broadleaf species, including chestnut and hornbeam coppice, Oak standards as well as some beech in places. The woodland benefits from an access in from the road to the west along with a gated access to from the main farm track, it is well tracked throughout having previously been used as part of the Army Camp in the past. There are no management plans in place and the shooting rights are in hand. The total area of this Lot is 19.29 acres.



BOUNDARY PLAN



SERVICES

The property is connected to mains electricity and water with drainage for the residence to a septic tank system. Heating was oil fired but the AGA has been removed. **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 Beacon Hill Lane. As far as we are aware this is an adopted public highway and a highways search has been submitted to the council and is available from the selling agents. Access to Lots 2 & 3 will be over a Right of Way for all times and all purposes (shaded brown on the attached Boundary Plan).

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole, in three 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 K956185, K178193 and K345469. Copies of the Office Copy Entries and Title Plans are available on the Data Room.

PLANNING

Beacon Hill Farm is situated within the Medway Council boundary. As far as we are aware there are no recent planning applications in relation to this property. Please Note – No full planning check has been undertaken.

LOCAL AUTHORITY

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

Medway Council, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR.

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 are multiple public rights of way that run through the property. A copy of the Public Rights of Way Plan is available from the selling agents upon request. A Right of Way will be provided for all times and purposes for Lots 2 & 3 up the main drive (shaded brown on the attached Boundary Plan).

COUNCIL TAX

Beacon Hill Cottage – Band G

EPC RATING

Beacon Hill Cottage – Rating G

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.

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.

PHOTOGRAPHS

The photographs within this brochure were taken in May 2024.

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 - £1,450,000

LOT 2 - £300,000

LOT 3 - £250,000

AS A WHOLE - £2,000,000



Land and Property Experts

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