



DEVELOPMENT OPPORTUNITY

THE PERIOD BARN

HALL PLACE FARM · BARMING · MAIDSTONE · KENT ME16 9NH

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<i>Barming</i>	-	<i>0.8 miles</i>
<i>Maidstone</i>	-	<i>3 miles</i>
<i>West Malling</i>	-	<i>6 miles</i>
<i>Paddock Wood</i>	-	<i>10 miles</i>

A rare opportunity to purchase detached characterful barn, with potential for conversion located in an accessible yet private position.

- A large period barn with potential for conversion into a dwelling subject to the necessary consents
- The building currently extends to approximately 3,334ft²
- Benefiting from views to the north over agricultural land
- Good sized plot of 0.42 acres

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £295,000

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

LOCATION

The Period Barn is situated approximately 0.8 miles to the southwest of Barming, which provides a good range of schooling, public houses and amenities with more substantial facilities located 3 miles to the east in Maidstone, where rail links to London can be undertaken in under an hour. Barming Rail Station also offers a direct route into London in just over 60 minutes.

The County Town of Maidstone is 3 miles east and provides a more comprehensive range of facilities and amenities including mainline stations to London and links to the national motorway network via the M20 at Junctions 6, 7 & 8.

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

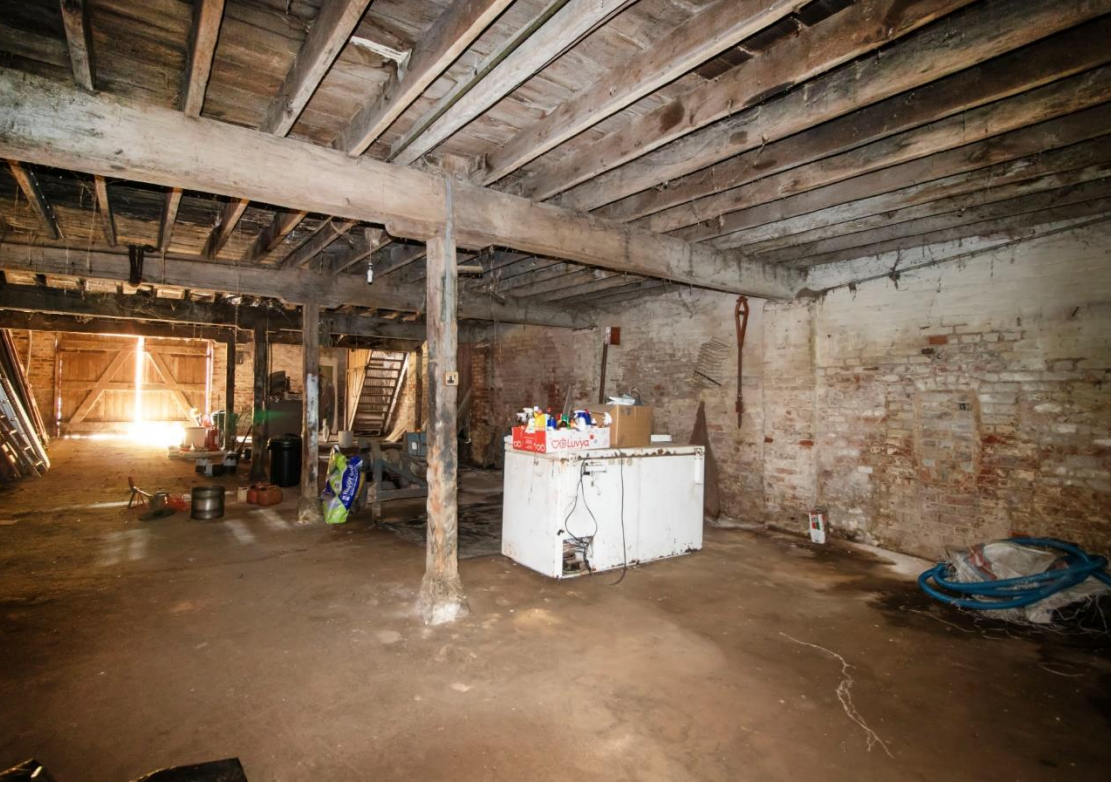
DIRECTIONS

Take the A26 Tonbridge Road from Maidstone continuing for 2.5 miles, 100m after passing Cedar Drive turn right up the private drive, located just before the Barming Scout Hut.

WHAT 3 WORDS

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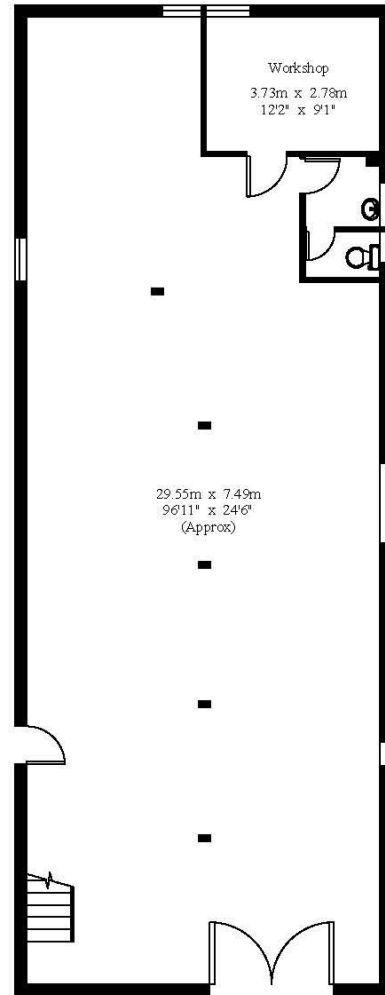
GENERAL DESCRIPTION

The Period Barn at Hall Place Farm is of brick and timber construction under a pitched hipped slate roof. There are two floors formerly used for the drying of hops. The barn is in need of significant modernisation and has potential for conversion subject to the necessary planning consents. The total plot to be sold extends to 0.42 acres, with the gross internal area of the barn is just in excess of 3,300 sqft. Floor Plans showing the exact layout of the property are overleaf.

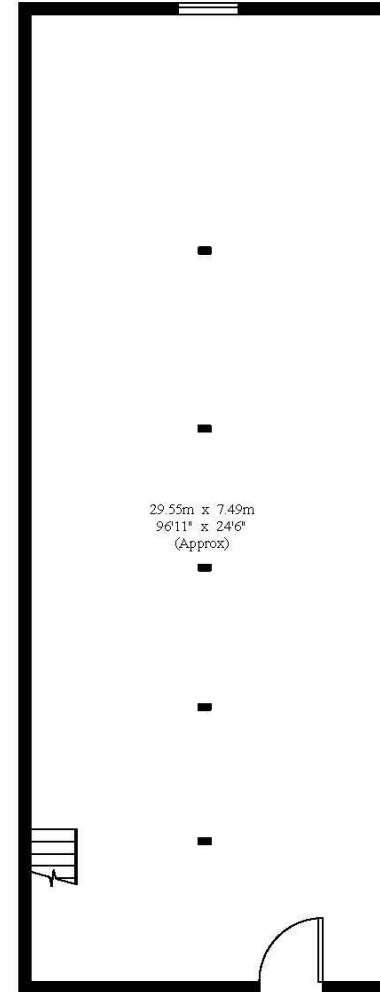
FLOOR PLANS

The Period Barn

Gross Internal Area (Approx) : 309.8 sq.m (3334 sq.ft.)



Ground Floor



First Floor

NOT TO SCALE

Feet For Identification Purposes Only.
Metres © 2024 Trueplan (UK) Limited (01892) 614 881



BOUNDARY PLAN



NOT TO SCALE



SERVICES

The property is connected to mains water and has a private drainage system. **PLEASE NOTE:** None of these services have been checked or tested. Any offers to be made must take into account replacing the drainage system which we understand does not meet the current legislative requirements.

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 to the property is directly from the A26 to the south. A Right of Way for all times and purposes will be granted over the driveway, subject to a fair proportion of maintenance costs. This is shown shaded brown on the Boundary Plan. There are additional residential properties that share the driveway also. We assume the A26 is a publicly adopted highway. Please note: No highways search has been undertaken

METHOD OF SALE

The property is offered for sale by Private Treaty. 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 on the property will be available on completion.

LOCAL AUTHORITY

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

Maidstone Borough Council, Maidstone House, King Street, Maidstone, ME15 6JQ

TENURE

The Period Barn is registered as part Land Registry Title Number K111724. Copies of the Office Copy Entries and Title Plan are available from the selling agents on request. The land is sold freehold and with vacant possession.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on 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.

PHOTOGRAPHS

The photographs within these particulars were taken in July 2024.

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 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 sales 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 must be carried out during daylight hours only with particulars in hand and strictly by prior 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, Clockhouse Barn
Canterbury Road, Challock, Ashford
Kent TN25 4BJ

Tel: 01233 740077 (Challock Office)

Email: challock@btfpartnership.co.uk

Reference: AC/R2104.2

GUIDE PRICE

£295,000





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ