

btf

Land & Property Experts



BUNKERS HILL FARM – LOT 2
WARREN STREET · LENHAM · MAIDSTONE · KENT ME17 2EE

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<i>Lenham</i>	-	<i>2 miles</i>
<i>Harrietsham</i>	-	<i>4 miles</i>
<i>Charing</i>	-	<i>4 miles</i>
<i>Ashford</i>	-	<i>10 miles</i>
<i>Maidstone</i>	-	<i>12 miles</i>

An opportunity to purchase a range of agricultural buildings and land in the heart of the Kent Downs Area of Outstanding Natural Beauty with potential subject to the necessary planning consents.

- Significant range of agricultural buildings with potential for residential conversion (STPP)
- Agricultural land
- In all approximately 3.36 acres

FOR SALE BY PRIVATE TREATY AS A WHOLE
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

Bunkers Hill Farm is situated in the heart of the Kent Downs Area of Outstanding Natural Beauty in an entirely rural yet accessible location. Situated only one mile north of the A20 corridor the villages of Lenham, Harrietsham and Charing are all within a 5 mile radius and all provide mainline rail links to London in just over an hour along with comprehensive facilities and amenities and access to the national motorway network directly off the A20. The larger town of Ashford 10 miles and Maidstone 12 miles away provide a more comprehensive range of facilities, amenities and schooling with Ashford providing rail links to central London in 37 minutes.

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

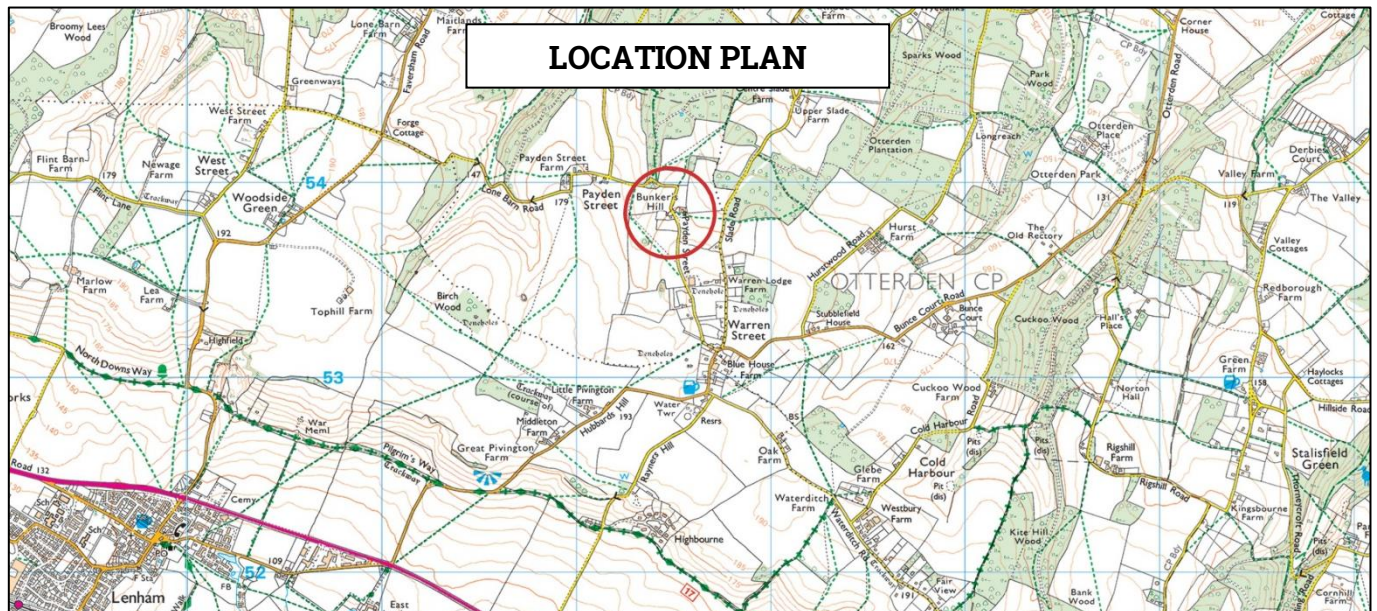
DIRECTIONS

From the centre of Lenham head north and turn right onto the A20. Follow the A20 east for 0.7 miles and turn left onto Hubbards Hill. Follow Hubbards Hill all the way to Warren Street and as you are exiting Warren Street turn left onto Payden Street. Follow this road for half a mile and Bunkers Hill Farmhouse is on your left with the entrance to the buildings on your right.

From Charing head west on the A20 for 2.5 miles then turn right onto Rayners Hill. Follow this to the T Junction and turn left then immediately right into Warren Street. Take the next left onto Payden Street and follow this road for half a mile and Bunkers Hill Farmhouse is on your left with the entrance to the buildings on your right.

WHAT 3 WORDS

///teach.community.mats



FARM BUILDINGS

There are a range of general purpose agricultural buildings to the east of Payden Street. These consist of a range of **Six Grain Silos (1)** each with a varying capacity, **Grain Store (2)** of concrete portal frame construction with in built bins and machinery store under a corrugated fibre cement roof with a concrete floor, **Former Livestock Yard (3)** with 6 former loose boxes and various store rooms for organising livestock along with some **General Purpose Storage Buildings (4)** open fronted and of timber frame construction closer to the road. The buildings have a fantastic outlook to the north and have significant potential for conversion into either residential or commercial whichever suits an incoming purchaser better. The property is being sold as two lots to split; Lot 1- Farmhouse, outbuildings and 9.91 acres. Lot 2 – Buildings and land with circa 3.36 acres. In addition there is a cottage in the same ownership which is also for sale and can be seen as Lot 3. Details are available from the selling agents.

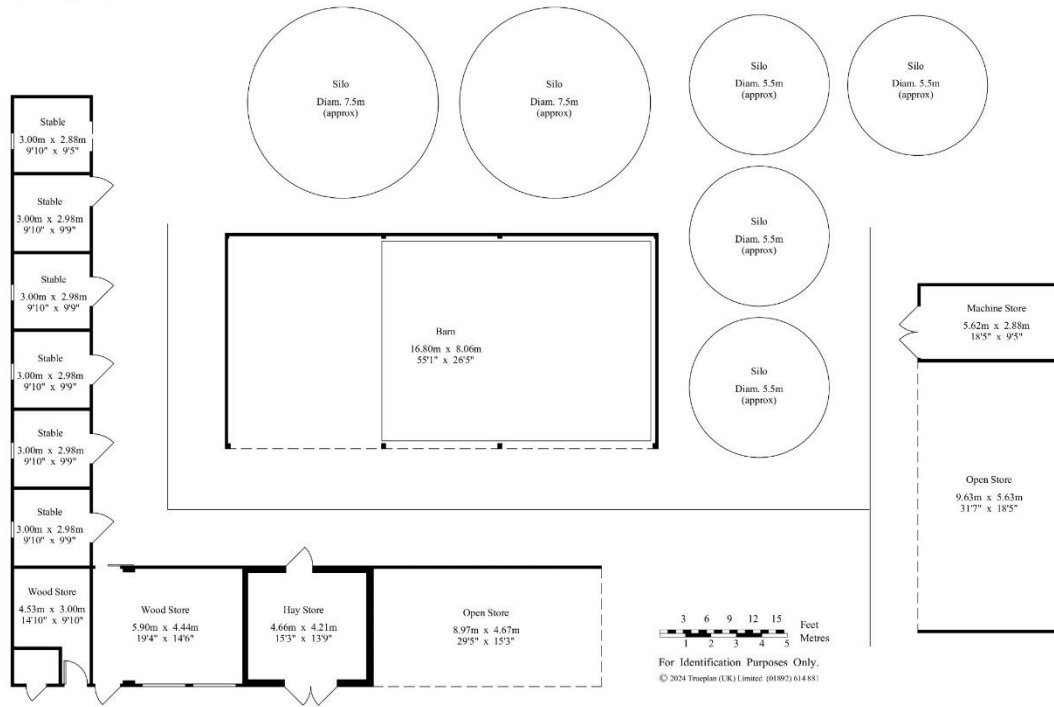


DETAILED BUILDINGS PLAN



BUILDINGS FLOOR PLANS

Farm Buildings - Approximate Gross Internal Area : 249.8 sq.m (2688 sq.ft.)
(Excluding Silos)



SERVICES

The farm is connected to mains electricity and mains water. **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. It will be the purchasers responsibility to erect a fence between points A, B, C & D within three months of completion of harvest 2024.

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 informal tender, formal tender or auction at a later date if required.

TENURE

The property is registered under Land Registry title numbers Pt K441973 & Pt K277537. Office Copy Entries and Title Plans are available from the selling agents on request.

PHOTOGRAPHS

The photographs within this brochure were taken in March & April 2024.

LOCAL AUTHORITY

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

Maidstone Borough Council

26 Lower Stone Street, Maidstone
Kent ME15 6LX

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. There are two footpaths crossing the property. A copy of the footpath plan is available from the selling agents.

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.

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 the Vendors sole agents on the attached details: -

BTF Partnership

**Clockhouse Barn, Canterbury Road
Challock, Ashford, Kent TN25 4BJ**

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btfpartnership.co.uk

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