



DEVELOPMENT OPPORTUNITY

THE NISSEN HUT

NEWLANDS FARM ROAD · ST MARY HOO · ROCHESTER · KENT ME3 8RE

**THE NISSEN HUT
NEWLANDS FARM ROAD
ST MARY HOO
ROCHESTER
KENT ME3 8RE**

<i>High Halstow</i>	-	<i>2 miles</i>
<i>Cliffe</i>	-	<i>6 miles</i>
<i>Rochester</i>	-	<i>7 miles</i>
<i>Rainham</i>	-	<i>11 miles</i>
<i>Gravesend</i>	-	<i>12 miles</i>

A rare opportunity to purchase a rural yet accessible, large detached Nissen Hut with planning for conversion and redevelopment with stunning views across agricultural land to the north.

- Planning Permission has been granted for the conversion and change of use of the building to form a 4-bedroom detached dwelling
- The property will extend to approximately 3,000ft²
- Good sized plot of 0.33 acres
- Far reaching views to the north over agricultural land and Kent Marshes.

FOR SALE BY PRIVATE TREATY

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

The Nissen Hut is situated off Fenn Street, just to the west of St Mary Hoo and east of High Halstow village on the Hoo Peninsular. High Halstow village provides a primary school, a church, a pub, and a village store and is situated two miles east of the Hut and seven miles from Rochester.

Rochester provides a comprehensive range of facilities and amenities including supermarkets, schools, restaurants, public houses, and leisure facilities along with national road and highspeed rail links to London, with services from Rochester Station taking approximately 30 minutes. Access to the M2 is only 10 minutes away at Junction 1 of the M2 with the M20 just 20 minutes away via the A228 at Junction 4 of the M20. The villages of Cliffe Woods, Hoo and Higham are all within a 10-mile radius and provide the usual day to day facilities and amenities along with a national rail station at Higham.

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

DIRECTIONS

From the M2, take Junction 1 towards Grain. At the Four Elms roundabout at the end of the Wainscott Bypass (A289), take the first exit onto Four Elms Hill. Head straight over at the next three roundabouts, continuing on Peninsula Way, take the second exit at the next roundabout onto Ratcliffe Way and take the second exit shortly after at the next roundabout onto Sharnal Street. After half a mile take the first exit at the roundabout onto Fenn Street, after 150 meters take the first left onto Newlands Farm Road. Continue on Newlands Farm Road for half a mile and the Nissen Hut will be on your left.

WHAT 3 WORDS

///rotations.daunting.efficient





PROPOSED FLOOR PLANS



GENERAL DESCRIPTION

The Nissen Hut is located to the north of Fenn Street and extends to 0.36 acres. It has a hardstanding parking area to the east and access over the public highway and over a right of way shaded brown on the attached boundary plan. The building comprises a former Nissen Hut believed to be constructed in the First World War and moved to Newlands Farm some time after the Second World War.

This building has approval subject to various conditions for conversion into a residential dwelling under planning reference MC/22/0256 – Medway Council. A breakdown of the accommodation is as follows: -

The front door will open to a **Kitchen/Living Area** with door to the **Main Hallway**. Doors from the Main Hallway lead to **Downstairs Cloakroom** with w/c and wash hand basin, **Office**, **Airing Cupboard**, **Bedroom 1** (double) with **Ensuite** and fitted cupboards, **Bedroom 2** (double) with **Ensuite** and fitted cupboards, **Bedroom 3** (double) with **Ensuite** and fitted cupboards, **Master Bedroom** with **Ensuite** and fitted cupboards and **Garage**.

Stairs from the Kitchen/ Living Area lead up to the Second Floor which is a large **Sitting Room** benefitting from two **Balcony Areas**, one of which can be accessed from the Garage directly.

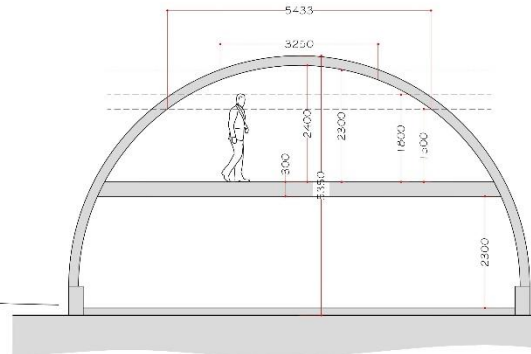
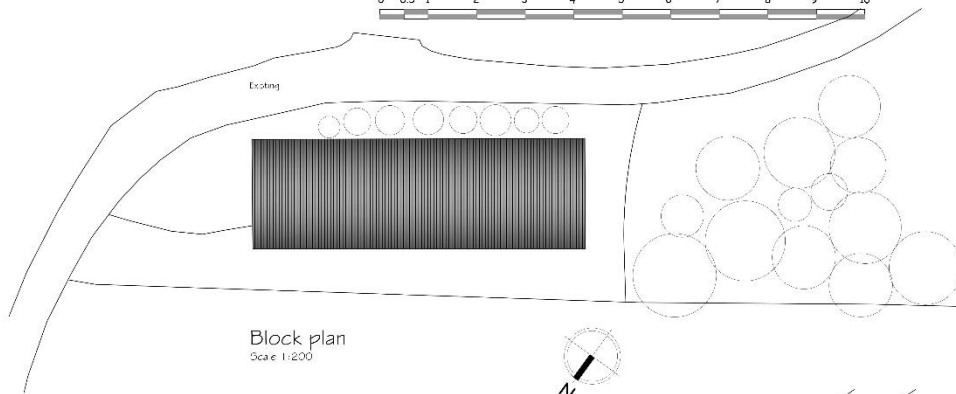
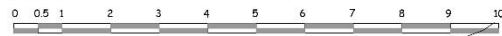
The total Gross Internal Area of the proposed conversion is approximately 3,000sqft.

PROPOSED EXTERNAL ELEVATIONS & INTERNAL SECTIONS



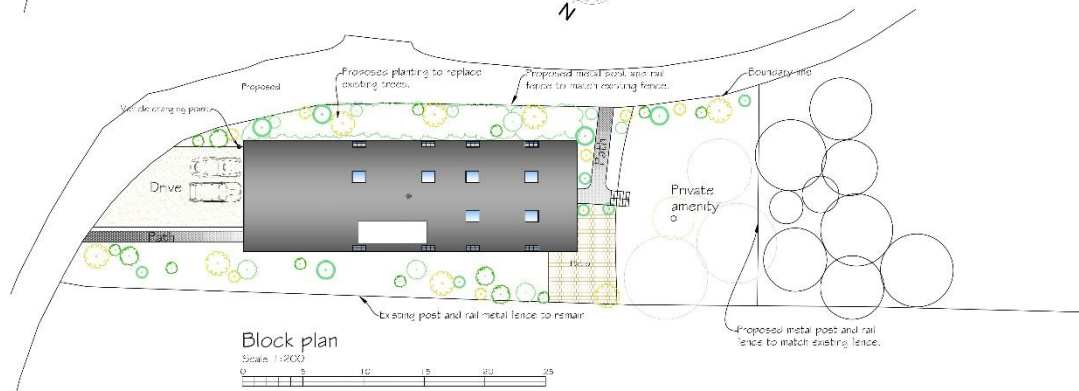
Side Elevation

Scale 1:50



Cross section

Scale 1:100



NOT TO SCALE



BOUNDARY PLAN



NOT FOR SALE



SERVICES

The property is connected to mains electricity. The Vendor has applied for a water connection quote, which when received will be available upon request. A private drainage system will be required to serve the new dwelling. **PLEASE NOTE:** No official utilities search has been undertaken.

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 Fenn Street onto Newlands Farm Road to the south. A Right of Way for residential purposes will be granted over the driveway, subject to a fair proportion of maintenance costs. This is shown shaded brown on the Boundary Plan.

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.

PLANNING

MC/22/0256. – Change of use from workshop to residential dwelling with external alterations to create balconies, windows and door openings including land for use as private garden area and driveway. A copy of the Decision Notice with its conditions is available from the selling agents on request.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ
Medway Borough Council, Gun Wharf, Dock Road, Chatham, Kent, ME4 4TR

TENURE

The Nissen Hut is registered within part Title Number K715425. 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. There is a right of way through the farm road in favor of the farm to the north and a footpath that runs from east to west across along the current road. A footpath plan is available on request.

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.

PHOTOGRAPHS

The photographs within these particulars were taken in July 2024.

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.

RESTRICTIVE COVENANT

There will be a restrictive covenant in favour of Newlands Farmhouse, stating that the property will only be used for agricultural or residential purposes only.

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/R2043.1

GUIDE PRICE

£325,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ