



Land & Property Experts



NEW STREET FARM
NEW STREET ROAD - RIDLEY - SEVENOAKS - KENT TN15 7JY

NEW STREET FARM NEW STREET ROAD RIDLEY SEVENOAKS KENT TN15 7JY

Meopham - 2 miles
Wrotham - 3 miles
Borough Green - 4 miles
Sevenoaks - 9 miles
Maidstone - 10 miles

A significant range of industrial /agricultural/ancillary buildings on the outskirts of Sevenoaks arranged over a good sized yard (2.94 acres) with 78.05 acres of agricultural land and a 4 bedroom farmhouse.

- Wide range of buildings extending to over 1,300m² (14,500ft²) all with B8 permission.
- 78.02 acres of arable land currently laid to grass and cut for hay or left fallow.
- Detached 4-bedroom farmhouse in need of light modernisation
- Rural yet accessible location close to M20 & M25.
- In all approximately 80.99 acres.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: - £2,200,000

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

LOCATION

New Street Farm is situated in the small hamlet of Ridley with Meopham 2 miles north and able to provide your general day to day facilities and amenities along with good road links. The larger towns of Wrotham, Borough Green, Sevenoaks and Maidstone are all within a 10-mile radius and can provide a comprehensive range of facilities, amenities, schooling, access to mainline rail stations with access into London in significantly under an hour, along with links to the national motorway network via the M20 at Junctions 5, 6, 7 & 8. Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the M20 running west, merge onto the M26 and take Junction 2a heading towards Wrotham. At the first roundabout take the third exit heading north up the A20. Follow this road, whereby you take the third exit at the first roundabout and the second exit on the second roundabout, heading onto Gravesend Road. Follow Gravesend Road for approximately 3 miles and there is a left turn onto Chapmans Hill. Follow this country road for just over half a mile and take the first right onto New Street Road. Follow New Street Road for a further half a mile and New Street Farm will be on your left.

WHAT 3 WORDS

///reduce.boost.record





NEW STREET FARM

New Street Farm has been owned by the same family for many years. The main farm yard has been built up to the west of the Farmhouse creating a significant range of buildings around a good-sized yard area that has potential for a variety of uses subject to necessary planning consents. The yard itself is used almost solely for industrial storage and agricultural purposes, capable of supporting a farming enterprise. The Farmhouse is in the western section of the yard and provides four bedrooms with flexible accommodation. The land at New Street Farm is situated to the north and west with good road frontage on its northern, eastern and western boundary and extends to approximately 78 acres. A more detailed breakdown of the component parts of the property is as follows.

NEW STREET FARMHOUSE

New Street Farmhouse is a detached dwelling of solid brick construction, rendered to the lower elevations and clad in timber weather boarding to the upper elevations, under a pitched hipped slate tiled roof. The house is currently used as one main residence but could easily be split to accommodate an annexe. Accommodation comprises the following: -

Front door leads into the **Entrance Hall** with doors to the **Dining Room** and **Main Kitchen**. Doors from the Dining Room lead into **Second Kitchen** with door to **Rear Garden** and **Sitting Room** with an internal lift to upstairs and doors to Rear Garden. A door from the Main Kitchen leads to a **Rear Hall** which has doors to **Study** and **Downstairs Cloakroom** with wash hand basin, w/c and bidet.

Stairs lead up from the Entrance Hall up to the **First Floor Landing** with doors to **Bedroom 1** (double), **Bedroom 2** (double), **Bedroom 3** (single) with door to **Hallway**, doors from Hallway lead to **Master Bedroom** with fitted storage cupboards and lift coming up from the Sitting Room downstairs, and **Family Bathroom** with shower, bath, wash hand basin and w/c.

OUTSIDE

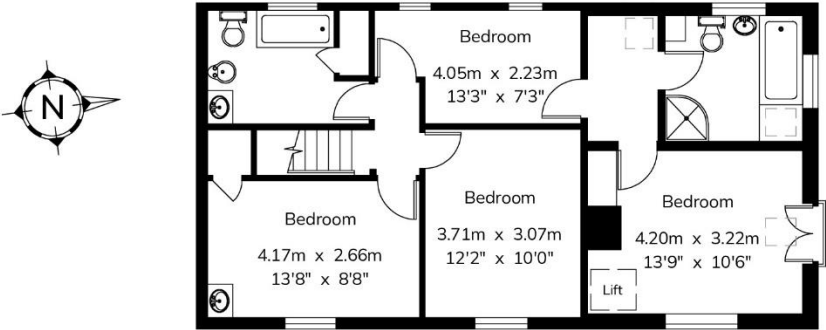
There are lawned gardens to the front and rear of the property, with parking available for several cars, along with a **Car Turntable** and large pond. There is an **Office & Games Room** to the northwest.

Please see opposite for floorplans of the Farmhouse, Games Room and Workshop.

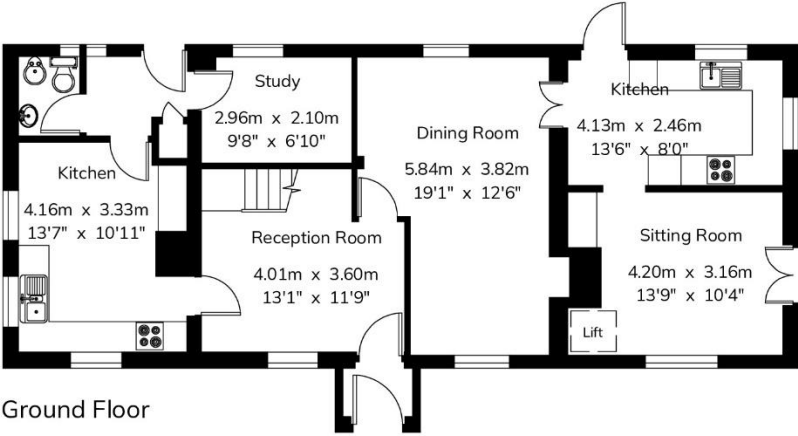


NEW STREET FARMHOUSE FLOOR PLANS

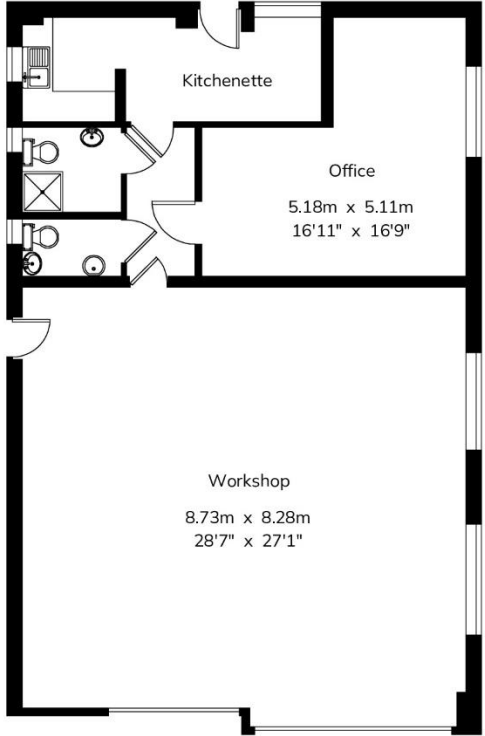
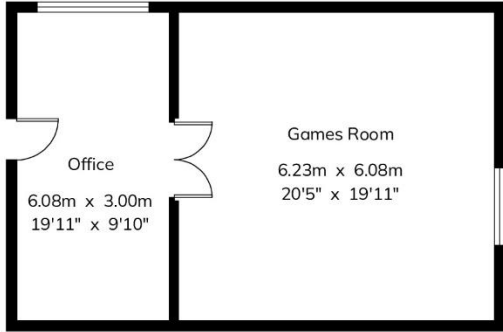
House - Gross Internal Area : 160.1 sq.m (1723 sq.ft.)
 Office / Games Room - Gross Internal Area : 57.0 sq.m (613 sq.ft.)
 Workshop / Office - Gross Internal Area : 120.3 sq.m (1294 sq.ft.)



First Floor



Ground Floor



NOT TO SCALE

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



NEW STREET FARM BUILDINGS

The buildings at New Street Farm are situated to the west of the Farmhouse around a significant sized yard area that extends to around 2.94 acres. They are currently used for agricultural and industrial storage uses and have significant potential for a variety of other uses subject to necessary planning consents. The yard comprises 12 buildings in total extending to over 1,300m² (14,500ft²) with a breakdown of these buildings shown on the Detailed Buildings Plan below and as follows: -

- 1 – Office & Games Room of mixed construction – 55m² (590ft²)
- 2 – Stable Block of mixed construction – 68m² (729ft²)
- 3 – Workshop of mixed construction with roller shutter door – 126m² (1,350ft²)
- 3a – Lean to – A passageway used as a storage area of mixed construction – 44m² (475 ft²)
- 4 – Agricultural building of concrete portal frame construction – 188m² (2,030ft²)
- 5 – Workshop of solid brick construction – 52m² (560ft²)
- 6 – Storage Building of block and brick construction – 158m² (158ft²)
- 7 – Former Drying Building of steel frame construction – 45m² (487ft²)
- 8 – Former Pig Stys of block construction – 102m² (1100ft²)
- 9 – Covered Yard Area of mixed construction – 179m² (1,924ft²)
- 10 – Agricultural Building of steel portal frame construction – 139m² (1,494ft²)
- 11 – Agricultural Building of steel frame construction – 279m² (3,003ft²)
- 12 – Agricultural Building of concrete frame construction – 68m² (730ft²) – Please Note this building is situated away from the main yard in the middle of the property.





NEW STREET FARMLAND

The New Street Farmland is to the east and south of the Farmhouse and yard and amounts to approximately 78.05 acres of arable land in an elevated position, yet level-laying. The land benefits from extensive road frontage with access gained either directly from the farmyard or Rectory Road to the west. The land is classified as Grade III on the Agricultural Land Classification Plans for England and Wales with soil types being slightly acidic, loamy and clayey soils. The land is established grass and has been for many years. Boundaries are well defined by hedges, fences and treelines. The property is situated within the Metropolitan Greenbelt and the two woodland shaws on the western boundary are designated as Ancient Woodland.







Produced on Nov 6, 2024
© Crown copyright and database right 2024 (licence number 100059532)

NOT TO SCALE



SERVICES

New Street Farm is connected to mains electricity and mains water with drainage to a private system. The property has its own private Calor gas tank along with oil Fired Central Heating. There is also a rain fed well that could be bought in to use if the correct pumps were installed.

Please Note: None of these services have been checked or tested.

BOUNDARIES

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

ACCESS

Access to the property is gained directly from New Street Road to the east and Rectory Road to the west. There is a private access into the Farmhouse if required along with a further access driveway into the farmyard and buildings. We assume both access roads are publicly adopted highways. Please Note: - No highways search has been undertaken.

METHOD OF SALE

The property is offered for sale by private treaty as a whole. 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. Vacant possession will be available on completion.

TENURE

New Street Farm is registered under Land Registry Title Number K118362. Copies of the Office Copy Entries and Title Plan are available from the Selling Agents on request.

PLANNING

A search of Sevenoaks District Council Website has been undertaken and shows there to be various planning applications relevant to this property. A planning history summary is available from the Selling Agents upon request.

EPC & COUNCIL TAX

EPC – E
Council Tax Band - G

LOCAL AUTHORITY

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

Sevenoaks District Council, Council Offices, Argyle Rd, 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. As far as we are aware there are no public rights of way crossing the property other than a Ramblers Path across the farmland.

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 September 2024.

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.

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.

**BTF Partnership, Canterbury Road, Challock, Ashford
Kent TN25 4BJ - Tel: 01233 740077
Mob: 07799 846872 (Alex Cornwallis)
Email: challock@btfpartnership.co.uk
Reference: AC/R1939.1**

**GUIDE PRICE
£2,200,000**





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ