



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>41</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Animal Farm Mill Road, Staple, Canterbury, CT3 1LB Auction Guide £1,300,000

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The District of Dover is no longer affected by Stodmarsh, which means that Animal Farm, Staple, will no longer be held up by this ongoing issue that has held up planning in the CT area for years. More information below.. <https://www.dover.gov.uk/Planning/Stodmarsh-Nutrient-Neutral-Methodology.aspx>

Animal Farm is located just outside the permitted development Zone. The owner believes the council could consider developing this site. Please submit your pre-planning consent via Dover District Council.

Please note: An agreement will be entered into whereby Zest Homes will have sole selling rights on the sale of the development.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

"This property is for sale by the Modern Method of Auction"  
Guide Price £1,300,000

Nestled amidst the tranquil embrace of the countryside, this detached six bedroom farmhouse presents a rare opportunity to own a slice of pastoral paradise. Situated on a generous plot spanning approximately 3.5 acres, this property offers not only a home but a canvas upon which dreams of rural living can be painted. With development potential subject to planning permission, the possibilities are as expansive as the surrounding vistas.

Animal Farm is located just outside the permitted development Zone. The owner believes the council could consider developing this site. Please submit your pre-planning consent form to Dover District Council. Land and residential dwelling for sale.

The owner is selling:  
Title Number K417078 Land to the North of Mill Lane, Staple.  
Plot measurement 7580 m2 - 1.87 acres.  
Title Number K706673  
Plot Measurement 952m2 - 0.23 acres  
Title Number K393246  
Plot Measurement 5695m2 - 1.407acres

It benefits from its access to Mill Lane, Staple.

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### **Auction Fees**

"This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional."

### **Metal Cow Shed**

This will not be left as part of the sale - The current owners will remove this structure prior to completion

### **EPC Ordered On Farmhouse**