

**Berkeley House**  
**Lynsted Lane,**  
**Lynsted,**  
**Sittingbourne**

Kent ME9 0RL

**Multiple  
Residential  
Buildings & Land  
With Potential**

Guide Price:  
£2,650,000





# Executive Summary



## PROPERTY TYPE

Residential  
Investment



## SIZE

1.4 acres



## COMMERCIAL / RESIDENTIAL

Both



## CLOSEST TRAIN STATION

Teynham  
(1.6 miles)



Berkeley  
House





## Berkeley House

### About Berkeley House

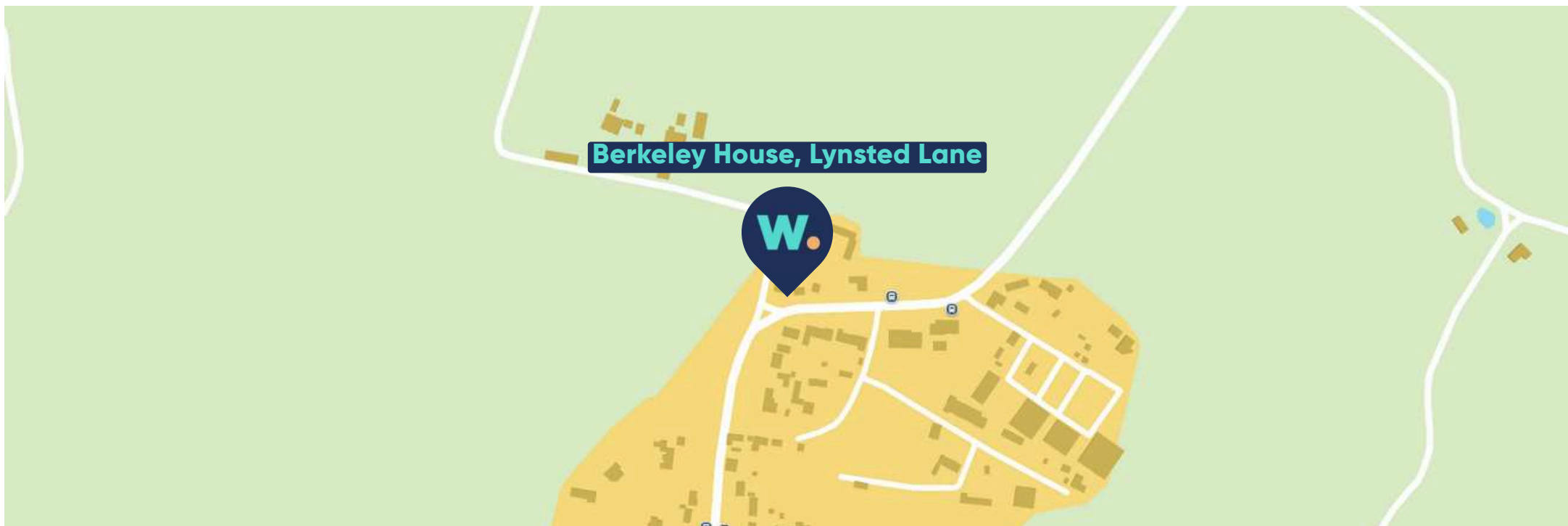
Exceptionally rare opportunity to acquire 8 buildings, currently under a single title. End uses could be hospitality, medical, social or residential, plus there is the potential to replace currently unused buildings in the grounds or/and add new buildings STPP.

This is a very unusual vacant former LD care complex of eight properties situated on a generous plot, comprising:

- **Bakery House** - Grade II listed double bay fronted converted house arranged over three floors with 12 bedrooms.
- **Granary** - Grade II listed converted property with weatherboard elevations arranged over three floors with four bedrooms.
- **Windmill** - Grade II listed converted property with turret arranged over two floors with five bedrooms.
- **Pippin Cottages** - four purpose-built interlinked one bedroom bungalows with wet rooms and additional staff accommodation.
- **Office building** - brick single storey with two offices, cloakroom and kitchen.







## Location

Lynsted is a well-connected village located between Faversham and Sittingbourne, offering a quiet rural setting with easy access to main roads including the A2 and M2.

The village includes a traditional church, a local pub, and a duck pond, giving it a classic village feel. It's a peaceful place to live, with a strong sense of community and open countryside nearby.

The surrounding area includes a mix of residential properties and farmland, with good links to nearby towns and transport networks. Lynsted is ideal for those looking for a rural location with straightforward access to local amenities and commuter routes.





Berkeley  
House

## Planning

**APPLICATION  
REFERENCE:**  
23/503880/FULL

**PROPOSAL:** Change of use and conversion from a care home to residential (use class C3) and erection of 1no. new dwelling, to create a total of 10no. residential units, including demolition of the Berkeley Day Rooms.

**ADDRESS:** The Granary, Berkeley House, Lynsted Lane, Lynsted, Sittingbourne, Kent, ME9 0RL







Berkeley  
House

## Accommodation **Schedule**

NUMBER	UNIT	SIZE (SQM)	SIZE (SQFT)
1	Berkeley House	408	4,392
2	The Grannary	120.4	1,296
3	Out Building Office	34.3	369
4	Windmill	150	1,614
5-8	Bungalow 1	46.7	503
	Bungalow 2	57.4	618
	Bungalow 3	57.1	615
	Bungalow 4	46.3	498
TOTAL		966.9	10,408

\*Bungalows in no  
particular order

Floorplans >>



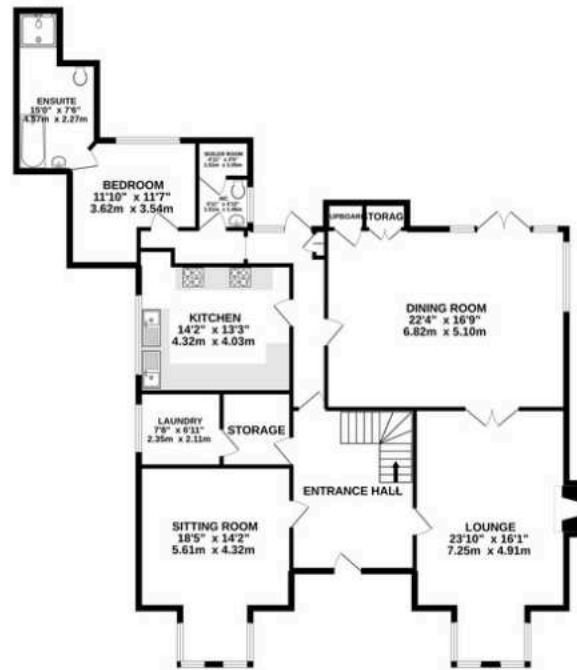
# Floorplans - Berkeley House

1



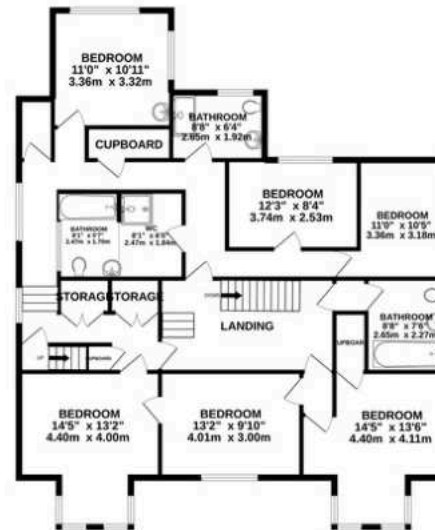
Berkeley  
House

GROUND FLOOR  
1698 sq.ft. (157.7 sq.m.) approx.



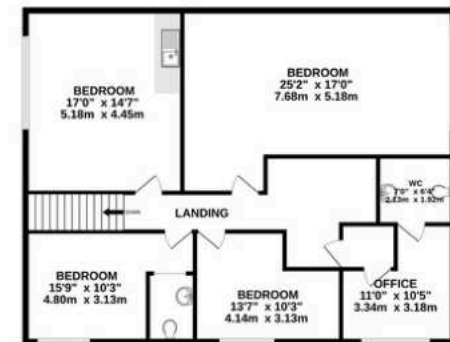
Ground Floor Plan

1ST FLOOR  
1465 sq.ft. (136.1 sq.m.) approx.



First Floor Plan

2ND FLOOR  
1229 sq.ft. (114.2 sq.m.) approx.



Second Floor Plan

# Floorplans - Other

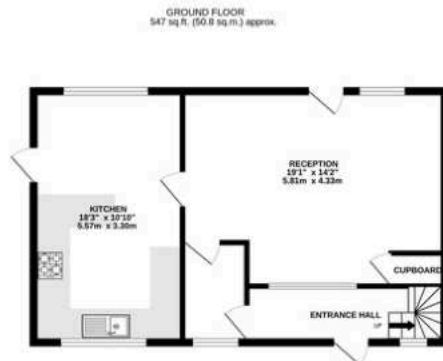
2-4

W.

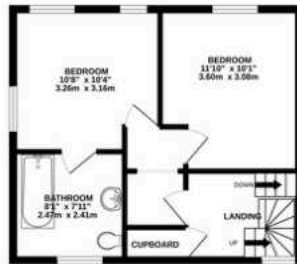
Berkeley House

## Grannary

2



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.3 sq.m.) approx.



## Out Building Office

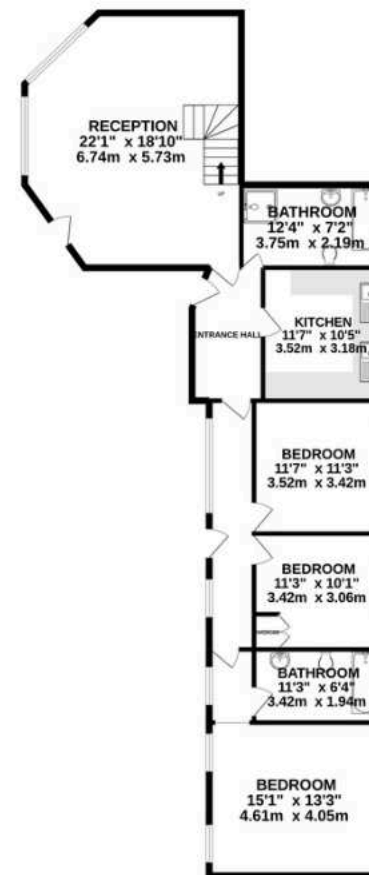
3



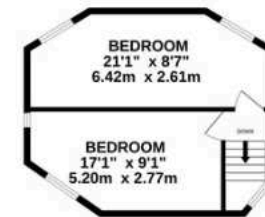
## Windmill

4

GROUND FLOOR  
1276 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.





# Floorplans – Bungalows

5-8

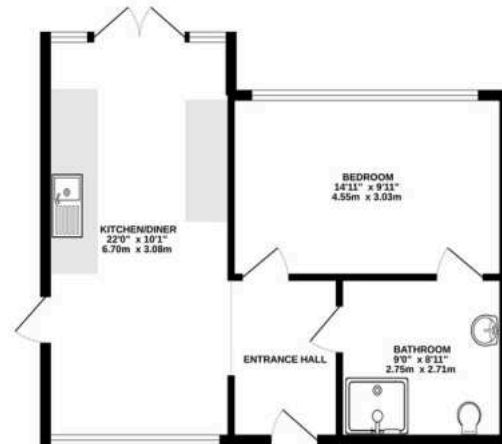
\*Bungalow floorplans in  
no particular order



Berkeley  
House

5

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



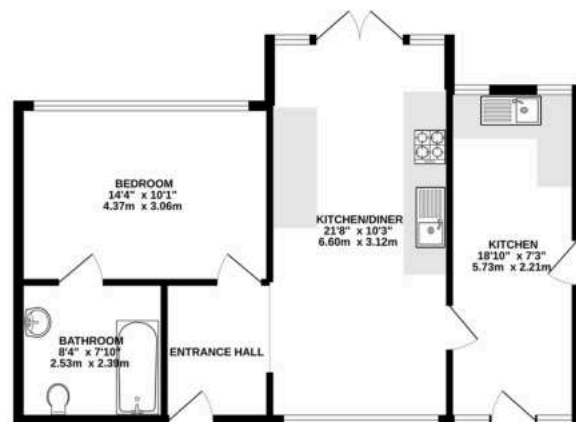
6

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



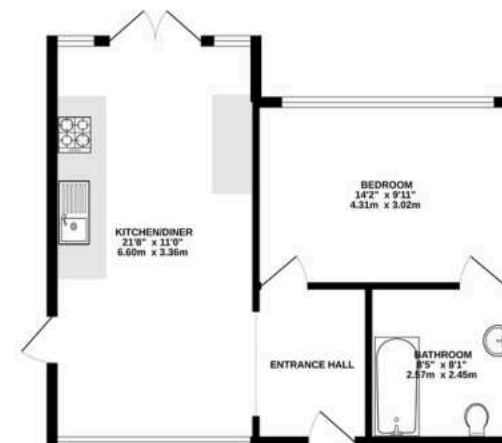
7

GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



8

GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.





## Further Information:

### TENANCIES:

No tenancies

### VAT:

Not elected for vat

### PROPOSAL:

£2,650,000

### VIEWINGS:

By appointment through Whozoo.



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