



**BARNS AT BRIMSOLE FARM**  
BRIMSTONE HILL | MEOPHAM | KENT | DA13 0BN  
Guide Price £425,000



**Lambert  
& Foster**

## BARNS AT BRIMSOLE FARM, BRIMSTONE HILL, MEOPHAM, KENT DA13 0BN

A former farmyard comprising modern farm buildings with consent for two dwellings, each providing three bedroom Accommodation, with associated carports and garden curtilage overlooking a pond.

M2 MOTORWAY 6.8 MILES | M20 MOTORWAY 10.63 MILES | M25 MOTORWAY 9.4 MILES



### SUMMARY:

- Semi-rural location within the Green Belt
- Outline planning consent for 2 barn conversions and associated carports
- Excellent local road and transport connections

### VIEWING

Strictly by appointment with the selling agent Lambert and Foster's Paddock Wood Office on 01892 832325 Option 3. For more information contact Antonia Mattinson.

### DATA PACK

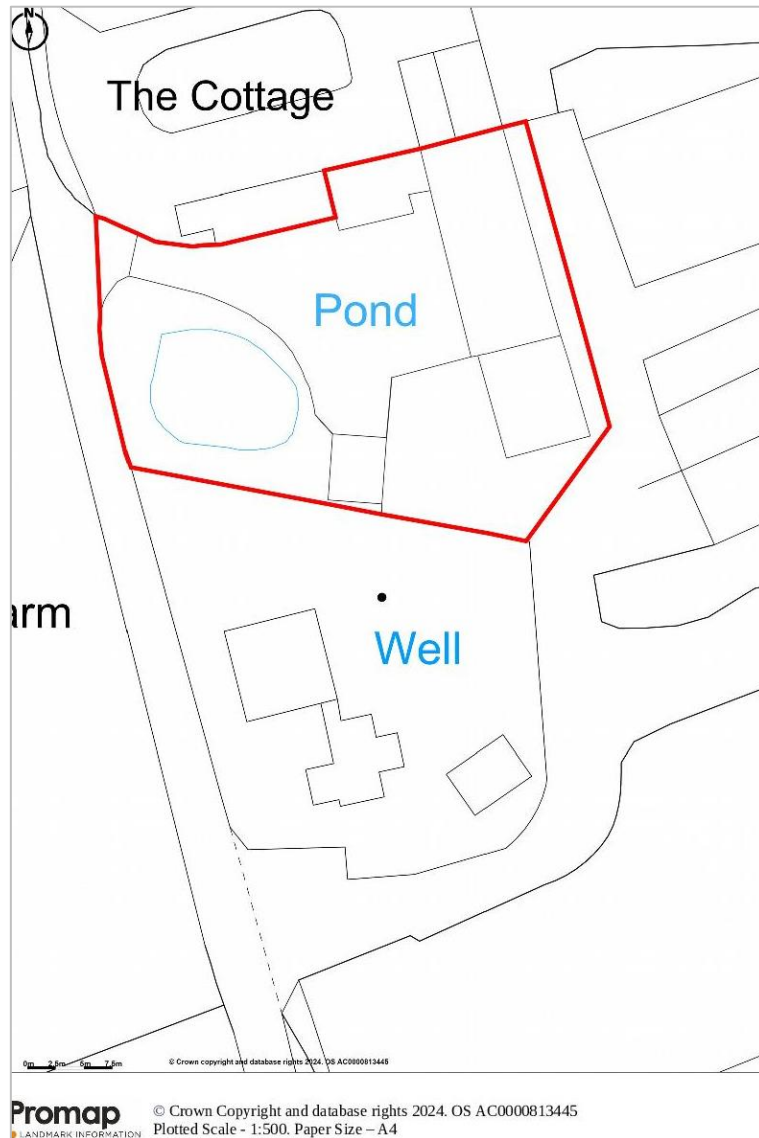
Available on request.

### LOCATION

The site is located down from the road level and is well contained and screened by the existing boundary, set within an idyllic Kent village surrounded by beautiful rolling farmland and a short distance from Meopham's local amenities. Nearest amenities can be found in Meopham famed as one of the longest villages in England offering shopping facilities, several restaurants, gastro pubs, a leisure centre, library, schools, churches and cricket on the village green opposite the historic windmill. Meopham offers a mainline link to London, road links give access to A2/M2, A20/M20, M25, Bluewater and Ebbsfleet International Station. The recreational facilities include Camer Park, a 45-acre designated Area of Outstanding Natural Beauty with mature parkland.







## DESCRIPTION

The consented buildings are summarised below;

**Barn 1** The generously sized accommodation will comprise two ensuite bedrooms on the ground floor, plus an open plan living/dining and kitchen space, a utility room, WC and hallway with stairs up to a master bedroom on the first floor with an ensuite and dressing room. New window/door openings will be inserted into the roof and front and rear elevations. The building will be reclad with new corrugated metal sheeting and cladding with brick plinth at the base. Car parking for two cars will be provided within a car port. Outside, the barn has a modest garden area. The total developable floor area on two floors is 1,915 sq ft (177.9 sq m).

**Barn 2** Approved accommodation shows an entrance hall, living room, open plan kitchen/dining room, utility room, office and WC on the ground floor, and three bedrooms (the master with an ensuite and dressing room) and a bathroom on the first floor. The building will be updated with new corrugated metal sheeting. The existing car port/storage building will be taken down, reoriented and rebuilt at the front of Barn 2. The total developable floor area on two floors is 1,291 sq ft (119.9 sq m)

## METHOD OF SALE

The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

## WHAT3WORDS

Using the free what3words app, the entrance to the land can be located at [pool.notes.pure](https://www.what3words.com/pool.notes.pure)

## GENERAL

**Tenure:** Freehold

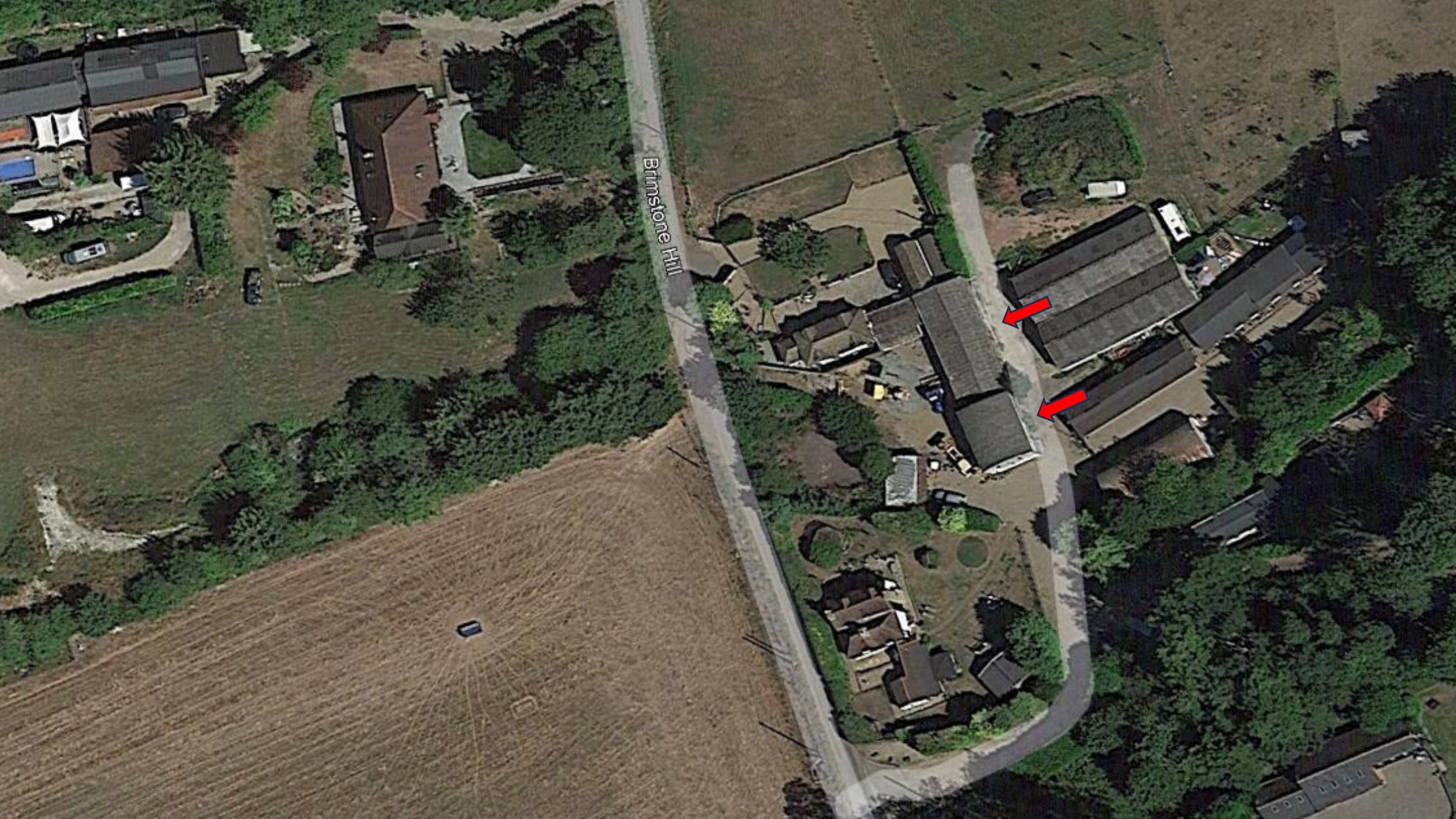
**Services:** Mains electricity is connected. Private on-site drainage to be installed. A new water supply will need to be installed from the mains in the lane.

**Local authority:** Gravesham Borough Council, Civic Centre, Windmill St, Gravesend DA12 1AU. Tel. 01474 337000.

## MONEY LAUNDERING REGULATIONS

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



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