



**BARNs AT BRIMSOLE FARM**  
BRIMSTONE HILL | MEOPHAM | KENT | DA13 0BN  
Guide Price £395,000



**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.

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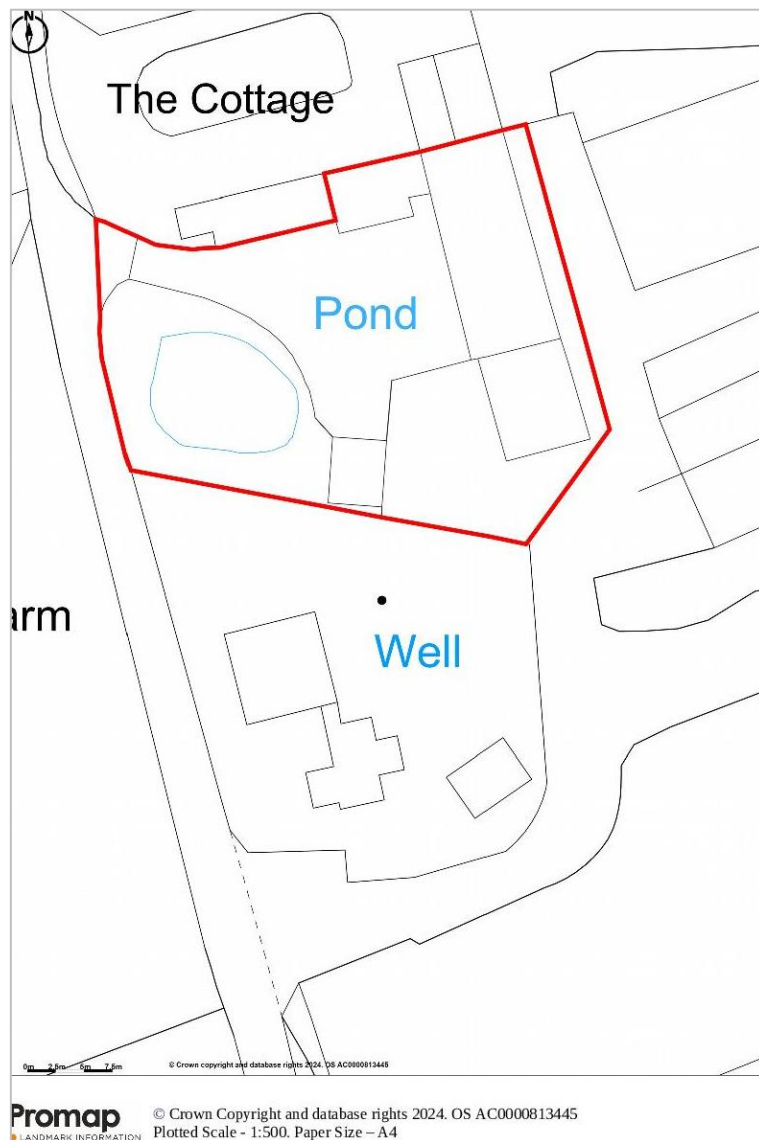
Site plan showing the proposed 1000 sq ft addition to the existing barn. The plan includes the following features and annotations:

- Existing Barn:** The main structure on the right side of the plan.
- Proposed Addition:** A new structure, outlined in blue, located between the existing barn and the shed.
- Shed:** A rectangular structure located to the left of the proposed addition.
- Existing Car Port:** Located at the bottom center of the plan.
- Property Boundary:** Indicated by a red dashed line.
- Landscaping:** Various trees and shrubs are shown around the perimeter and between structures.
- Annotations:**
  - "This site mounted load boxes on new 1000 sq ft above ground level." (near the bottom left)
  - "Existing Dry Pond to be filled" (near the shed)
  - "Maintain Existing Hedge/Line" (at the bottom center)
  - "Existing Shed" (near the top center)
  - "Existing Barn" (near the bottom right)
  - "Existing Car Port" (near the bottom center)
  - "Proposed Addition" (near the top right)









## 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://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.

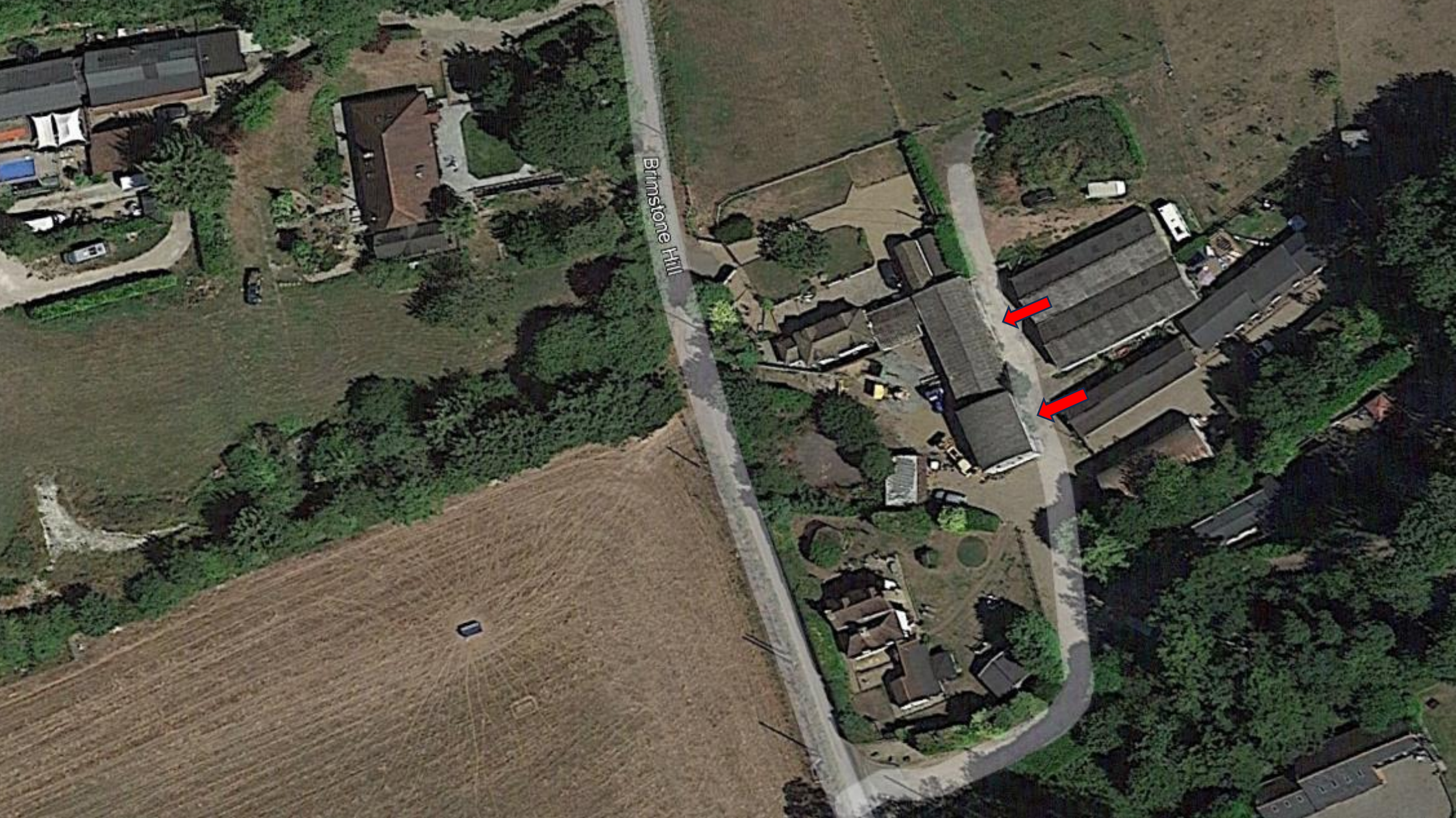
**Local authority:** Gravesham Borough Council, Civic Centre, Windmill St, Gravesend DA12 1AU. Tel. 01474 337000.

## 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.

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**Lambert  
& Foster**



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**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

**WADHURST, SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street,  
Wadhurst, East Sussex  
TN5 6AA