



PLATT HOUSE FARM,
FAIRSEAT LANE, WROTHAM, KENT, TN15 7QB



**Lambert
& Foster**



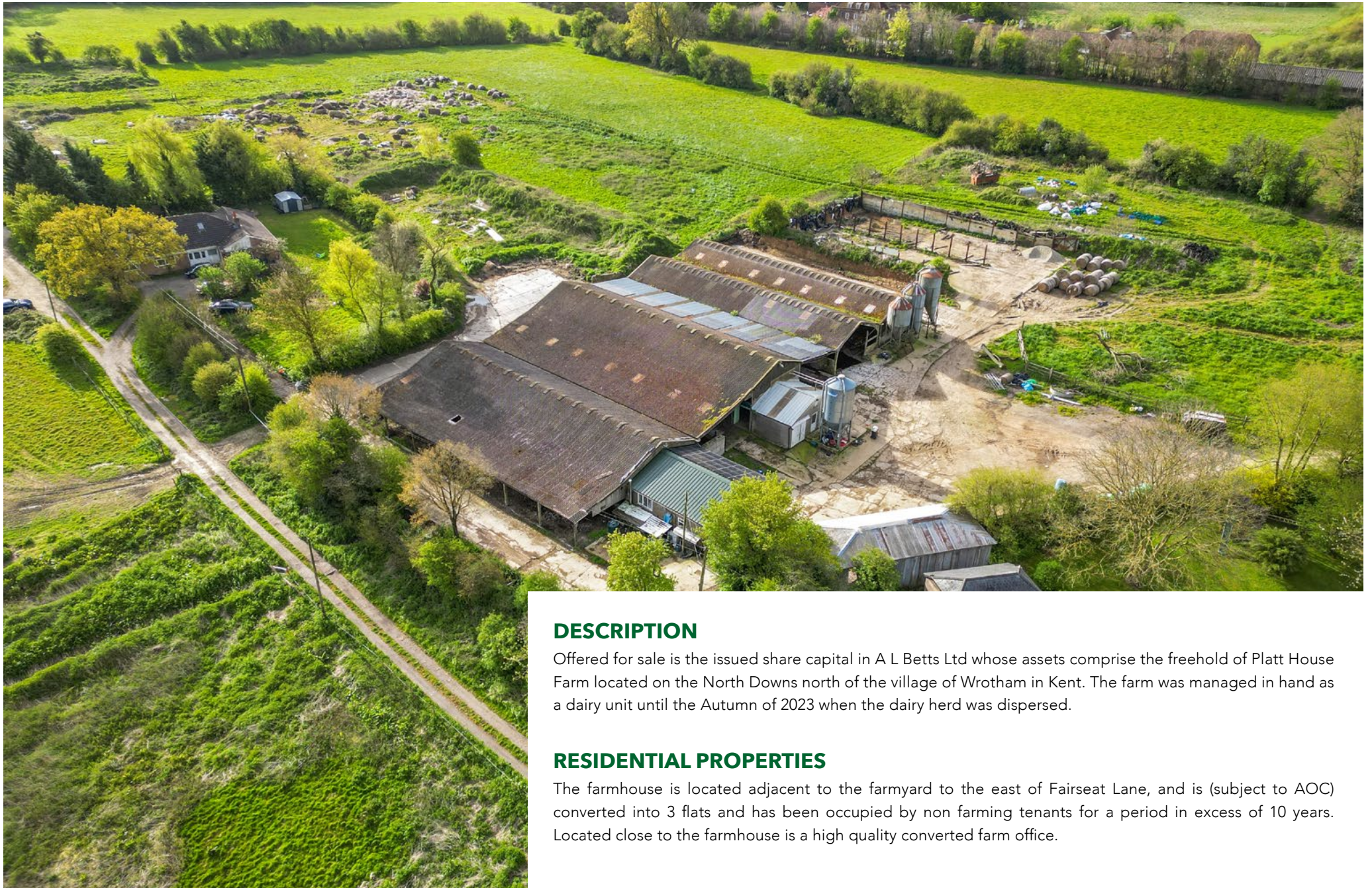


BOROUGH GREEN STATION 2.9 MILES | MAIDSTONE 12.5 MILES

PLATT HOUSE FARM, FAIRSEAT LANE, WROTHAM, KENT, TN15 7QB

A rare opportunity to purchase the entirety of the issued share capital in A L Betts Ltd with assets comprising freehold property with development potential. A former dairy farm comprising a farmhouse, extensive farm buildings with previous permission for residential development (for three detached family homes current application submitted), and grassland extending to 95.39 acres (38.60 hectares)

GUIDE PRICE £2,250,000



DESCRIPTION

Offered for sale is the issued share capital in A L Betts Ltd whose assets comprise the freehold of Platt House Farm located on the North Downs north of the village of Wrotham in Kent. The farm was managed in hand as a dairy unit until the Autumn of 2023 when the dairy herd was dispersed.

RESIDENTIAL PROPERTIES

The farmhouse is located adjacent to the farmyard to the east of Fairseat Lane, and is (subject to AOC) converted into 3 flats and has been occupied by non farming tenants for a period in excess of 10 years. Located close to the farmhouse is a high quality converted farm office.



PLATT HOUSE

Constructed in the 1960's, this agricultural worker's dwelling has since been converted to three separate flats, two on the ground floor (North Wing and South Wing) and the third in the converted loft. All of the flats have been occupied by tenants who have not non-complied with the agricultural planning restriction, and all the flats are registered individually for Council Tax. The vendors are submitting an application for a CLUED for non compliance of the planning tie to Tonbridge and Malling Council. The property is of brick construction with part UPVC weatherboard under a pitched concrete tile roof. The Farmhouse has a separate entrance off the lane.



THE FARM OFFICE

Formerly used as the farm office, this recently refurbished barn is of part brick elevations and part weatherboard, under a pitched slate tile roof. The property comprises an open plan area, kitchenette, bathroom, utility room.



FARM BUILDINGS

The farm buildings at Platt House Farm are within a yard extending to approximately 1.42 acres (0.57 hectares) with its own access directly off Fairseat Lane. The farmyard is accessed separately to the residential property.

The buildings comprise an extensive range of mainly concrete portal frame buildings with significant areas of concrete floors, and pole barns, all of which have been used in connection with the former dairy enterprise. There is also a second farm office and building which has been used for processing/bottling milk. In all some 22,000 sq. ft (2,043 sq.m) of covered area.

Adjoining the yard is a slurry store and silage clamps. A large area of the farmyard has a concrete surface, together with 3 phase electricity and mains water.

Planning permission was previously granted for residential development by Tonbridge and Malling Borough Council (Ref 18/02802/FL), for the "demolition of the buildings and erection of 3 residential units", but this consent has now lapsed. A resubmission of the same scheme has been applied for in March 2024 under application Ref 24/00442/PA, and is awaiting a decision.

FLOOR PLANS

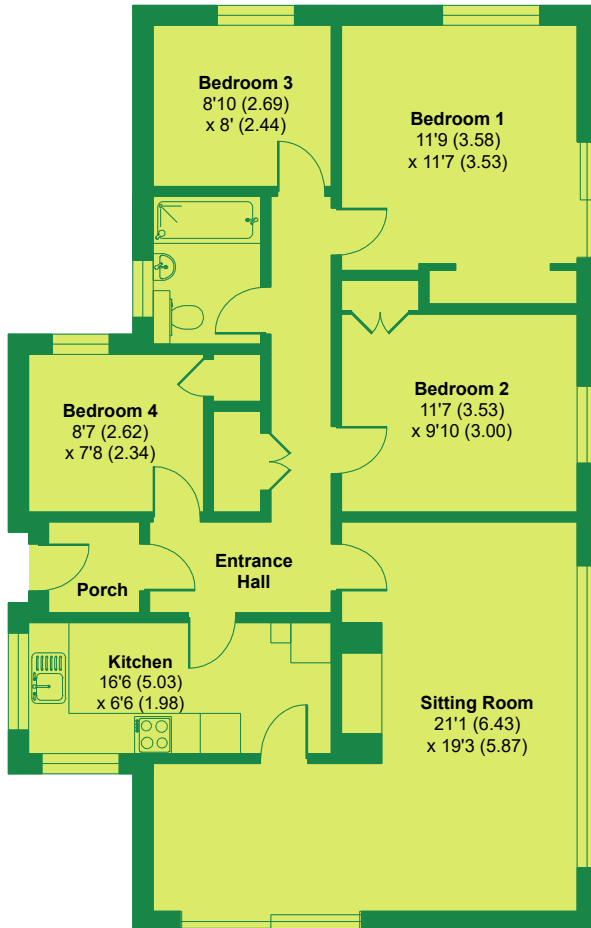
Platt House Farm, Fairseat Lane, Wrotham, Sevenoaks, TN15

Farmhouse Area = 2811 sq ft / 261.1 sq m

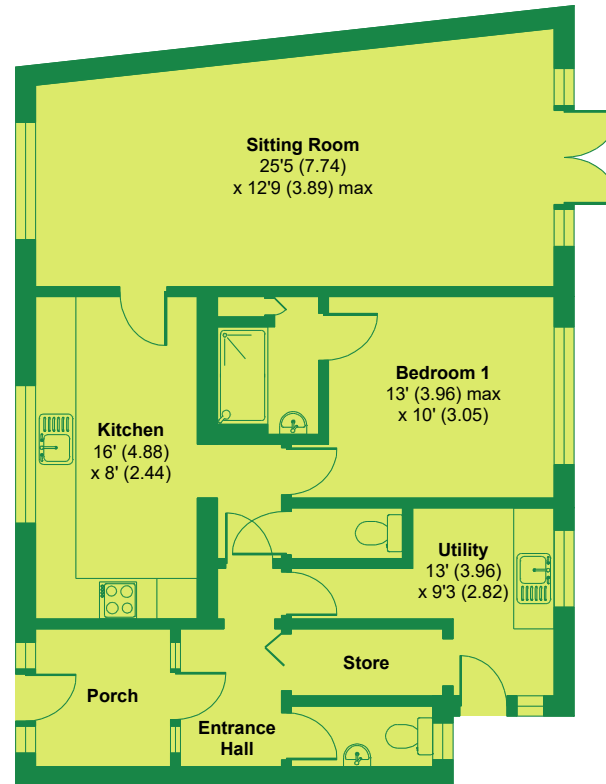
Limited Use Area(s) = 88 sq ft / 8.2 sq m

Total = 2899 sq ft / 269.3 sq m

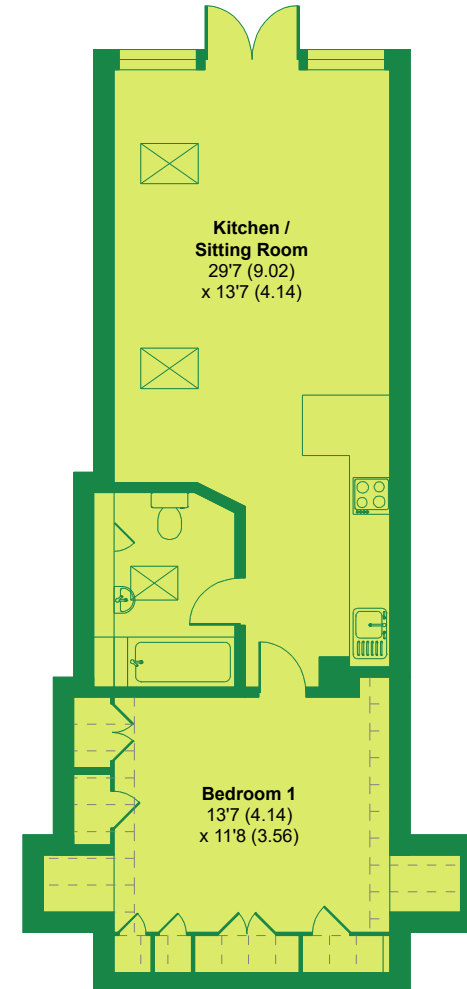
For identification only - Not to scale



FARMHOUSE - SOUTH WING



FARMHOUSE - NORTH WING



FARMHOUSE - FIRST FLOOR FLAT

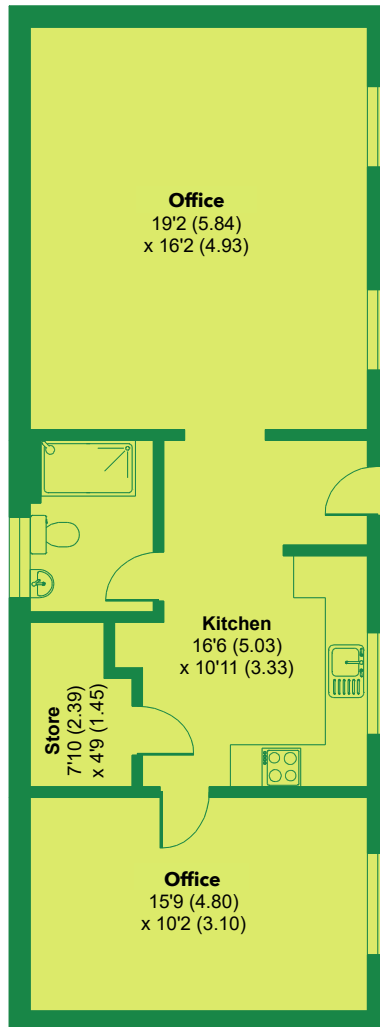
Denotes restricted head height

FLOOR PLANS - FARM OFFICE

Platt House Farm, Fairseat Lane, Wrotham, Sevenoaks, TN15

Converted Barn = 556 sq ft / 52.5 sq m

For identification only - Not to scale



CONVERTED BARN

FARMLAND

Fairseat Lane and Platt House Lane divides the farm, with approximately 54.29 acres (21.97 hectares) to the east, which also has frontage to the Gravesend Road together with the farmyard, and approximately 41.09 acres (16.62 hectares) to the west.

The farmland is all classified as Grade III on the DEFRA Agricultural Land Classification Map, and is described by Soilscape as slightly acid loamy and clayey soils with impeded drainage, and moderate to high fertility. The land is all laid to permanent pasture, with some small areas of woodland shaws. Most of the fields have independent gated access from roads.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Lambert and Foster Ltd. REF: 1058909

VIEWINGS:

Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832 325, option 3. Contact Alan Mummery or Will Jex for further information.

WHAT3WORDS:

Using the free What3Words app, the entrance to the farmyard can be located at [///glue.pepper.waving](https://www.what3words.com////glue.pepper.waving)

GENERAL:

Services: A schedule of services is included within the data pack, which is available on request.

LOCAL AUTHORITY:

Tonbridge & Malling Borough Council (Tel: 01732 844522) – Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ <https://www.tmbc.gov.uk/>

TENURE:

Freehold with vacant possession

METHOD OF SALE:

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

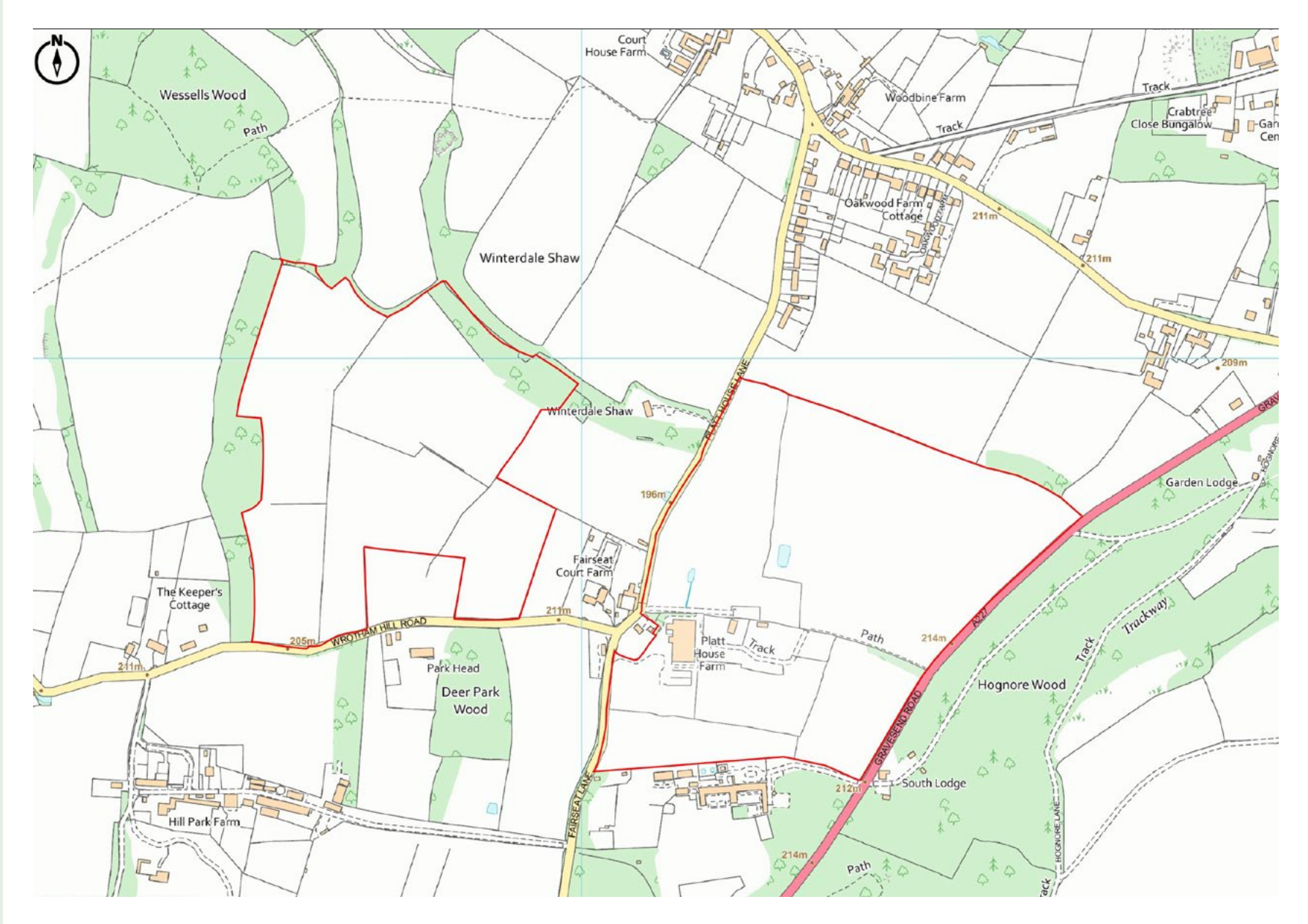
**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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 of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. 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.

SALE PLAN





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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