



# 125

— YEARS OF —

**Lambert  
& Foster**



**POTTERS BARN FARM**  
YAUGHER LANE, HARTLIP, KENT, ME9 7XE



**Lambert  
& Foster**



RAINHAM RAILWAY STATION 3.5 MILES | SITTINGBOURNE 5.6 MILES | M2 (JUNCTION 5) 4.1 MILES

## POTTERS BARN FARM, YAUGHER LANE, HARTLIP, KENT ME9 7XE

A 5-bay steel portal frame agricultural barn, L-shaped stable block and land extending in all to some 16.82 acres (6.80 hectares).

Located in an enviable, rural location in the sought after Parish of Hartlip.

GUIDE PRICE £425,000 FREEHOLD



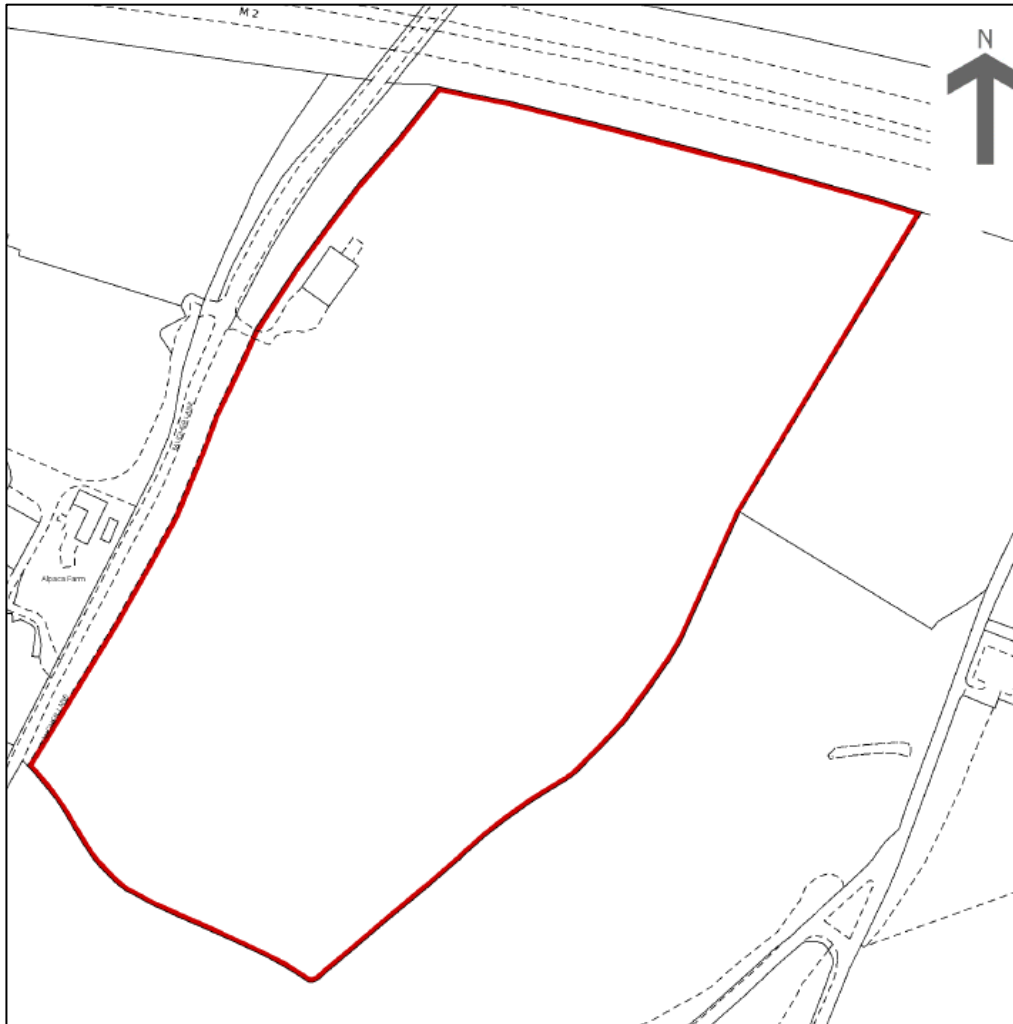
### DESCRIPTION

Potters Barn Farm comprises a 5-bay steel portal frame agricultural barn, L-shaped stable block, and land extending in all to some 16.82 acres (6.80 hectares). The agricultural barn occupies a footprint of approximately 245.44m<sup>2</sup> (2,641ft<sup>2</sup>) and is fully enclosed and clad with box profile steel sheeting and a roller shutter door together with pedestrian door. It has a concrete base. The L-shaped stable building has a combined footprint of 131m<sup>2</sup> (1,410ft<sup>2</sup>) and comprises 5 loose boxes of block construction with concrete floors, and a further area comprising storage with conversion works yet to be finally completed internally. The building has weatherboarded elevations and a good concrete apron/yard.

The land is classified Grade II on the DEFRA Agricultural Land Classification. It comprises broadly level pasture with a range of field shelters dotted around. Part of it is fenced into a number of small grazing enclosures with the more southerly part comprising an open field used to make hay.

### ACCESS

The property is accessed via a private gateway from Yaugher Lane.



## DIRECTIONS

The nearest postcode to the land is ME9 7XE. From the A2 at Hartlip Hill, head south on Mill Lane before turning right onto Dane Lane. Continue for 0.5 miles before turning right onto Meresborough Lane and immediately left onto Yaugher Lane. After 0.6 miles on Yaugher Lane, and after crossing the bridge over the M2, the entrance to the property will be located on the left hand side.

## METHOD OF SALE

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

**VIEWING:** Strictly by appointment only.

**Paddock Wood Office:** 01892 832325 Option 3. Contact Will Jex or Alan Mummery for more information.

**WHAT3WORDS:** ///waitress.payer.skippers.

**TENURE:** Freehold with vacant possession.

**SERVICES & UTILITIES:** The property is connected to mains water and electricity (via a ground level solar array).

**TENURE:** Freehold with vacant possession

**FLOOD ZONE:** The property is located within Flood Zone 1, an area with low risk of flooding.

**LOCAL AUTHORITY:** [www.swale.gov.uk](http://www.swale.gov.uk)

**MINERAL, SPORT AND TIMBER RIGHTS:** Included in the freehold sale.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

**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. 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.

**MONEY LAUNDERING REGULATION:** 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.





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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