



125

— YEARS OF —

**Lambert
& Foster**



THE GREEN BARN
HURSTFORD LANE, CHARING, KENT, TN27 0ER



**Lambert
& Foster**

ASHFORD 5.9 MILES | CHARING RAILWAY STATION 2.4 MILES | PLUCKLEY 1.8 MILES

THE GREEN BARN, HURSTFORD LANE, CHARING, KENT, TN27 0ER

A detached 5,935sq ft steel portal frame commercial building with internal offices, car parking and yard area, together with a range of dilapidated stables and grassland extending in all to some 1.31 acres (0.53 hectares), situated conveniently nearby to Charing in Kent.

GUIDE PRICE £495,000 FREEHOLD



SITUATION

The Green Barn comprises a detached steel portal frame commercial building with internal offices, car parking and yard area, together with a range of dilapidated stables and grassland, located in a rural position about 1 ¼ miles from the A20 on the outskirts of the Parish of Charing.

The property is equipped with security lighting around the perimeter of the building, and a recently installed sophisticated alarm system.

WHAT3WORDS

Using the free What3Words app, the Green Barn can be located at [///people.vital.expiring](https://www.what3words.com/#!/people.vital.expiring).



DIRECTIONS

From the Railway Station car park at Charing, head south along Pluckley Road for 1.2 miles, before turning left onto The Street. Continue for 0.8 miles along this road, before turning left again on to Hurtsford Lane. Follow for 0.1 miles and the Green Barn will be located on the left hand side.

METHOD OF SALE

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

DESCRIPTION

The Green Barn comprises a detached, steel portal framed building which is insulated with an eaves height of around 13' 9". The floor area is 5,935 sq ft comprising the following;

- Workshop 3,953 sq ft (including Ground Floor WC's)
- Ground Floor Offices 665 sq ft
- First Floor Office & Kitchen 791 sq ft
- Rear Store 526 sq ft

The building has 2 roller shutter doors and 3 personnel doors at the front, rear, and side entrance. In front of the building there is a generous area of car parking and the commercial site area is about 0.30 acres.

A side track with a secured electric gate leads to a range of dilapidated timber framed stables and a paddock/woodland area extending to 1.01 acres.

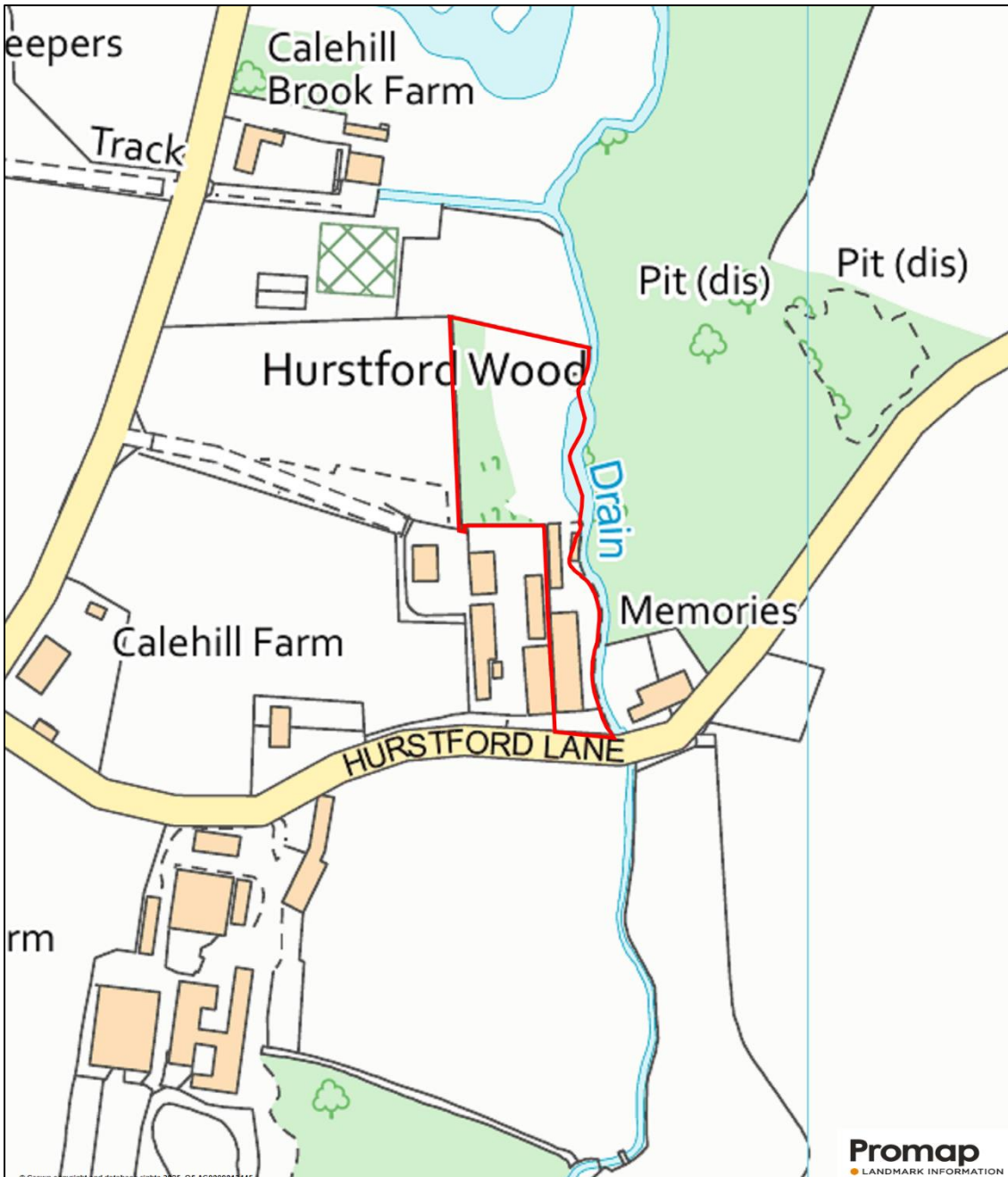
It is considered that the building would be suited to a range of commercial uses, subject to obtaining the necessary consents.





LOCATION PLAN

For identification purposes only.



VIEWING: By appointment only. **Paddock Wood Office:** 01892 832325. Contact Will Jex for more information.

TENURE: Freehold

SERVICES & UTILITIES: The property is connected to three phase mains electricity, mains water, and has a private drainage system in place.

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.ashford.gov.uk

EPC: Commercial EPC to be confirmed.

BUSINESS RATES: £17,500

FLOOD & EROSION RISK: The property is located within Flood Zone 3. (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

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.



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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