



125

— YEARS OF —

**Lambert
& Foster**



MERESBOROUGH SCHOOL
MERESBOROUGH LANE, RAINHAM, KENT ME8 8PP



**Lambert
& Foster**

RAINHAM MAINLINE STATION 1.6 MILES | MAIDSTONE TOWN CENTRE 11.2 MILES | M2 MOTORWAY 5.6 MILES |

MERESBOROUGH SCHOOL, MERESBOROUGH LANE, RAINHAM, KENT ME8 8PP

An interesting renovation project, offering opportunities for both investors and developers (subject to any necessary planning consents).

Flint former school (4,100 sq ft / 380 sq m) with outbuildings in grounds extending to 0.71 acres / 0.28 hectares in sought after Conservation Area location.

GUIDE PRICE £475,000 FREEHOLD



DESCRIPTION

Meresborough School (formerly known as Bryony School) closed after 70 years. The building, which is of traditional flint and brick construction under a tiled roof, historically was the farmhouse to Meresborough Farm located in the sought after hamlet of Meresborough on the outskirts of Rainham in Kent. The building retains many original features including sash windows and, subject to obtaining the necessary planning permissions, the property would lend itself to a number of uses and, subject to planning, could be reinstated as a residential dwelling.



DIRECTIONS

The current accommodation is arranged on 4 levels including a substantial basement area, two floors are currently adapted for use as a school and an under eaves suite of rooms in the loft. The property is extended on the roadside by a single storey barn and store area and in the grounds of the property there is a separate detached brick and tile building.

ACCOMMODATION

The building is on four levels. On the ground and first floor the original living spaces have been adapted to teaching areas with a suite of three rooms either side of a central hallway with the school kitchen and WCs adjoining the classrooms. Stairs lead up to a first floor landing where there are four further generously sized rooms, together with the former school girls' and boys' WCs. The main building accommodation is completed with a mainly dry cellar with original brick floors divided into three rooms with access to an external staircase. In the attic, there are a further two under eaves rooms either side of the staircase.

Outside, there is an attached single storey wing to the main part and detached from the main building is a further single storey traditional building formerly used as teaching spaces.

The site is on the immediate edge of the settlement of Meresborough and the grounds included in the former playing fields and playground extends to 0.71 acres (0.28 hectares).



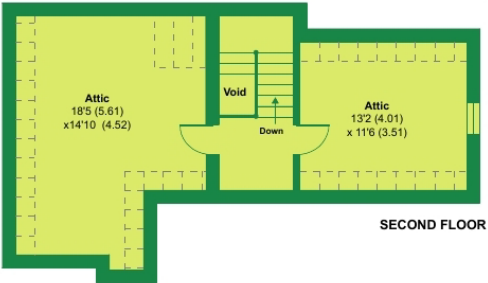
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

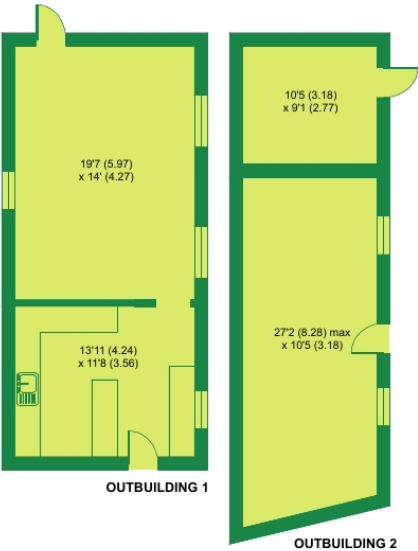
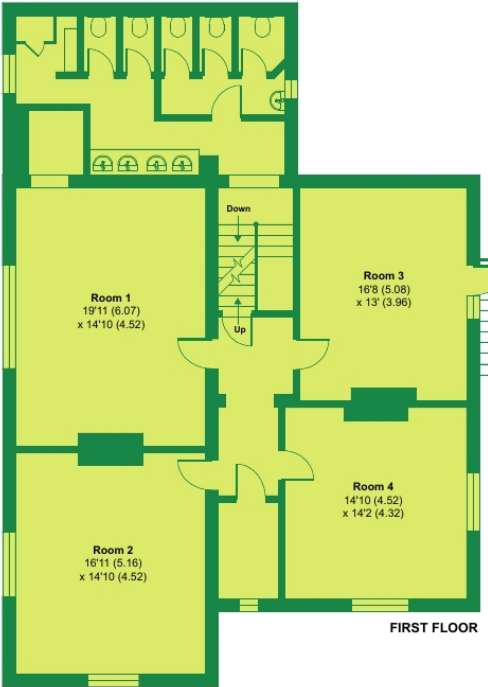
Bryony School, Meresborough Road, Rainham, Gillingham, ME8 8PP



Approximate Area = 4052 sq ft / 376.4 sq m
Limited Use Area(s) = 80 sq ft / 7.4 sq m
Outbuildings = 823 sq ft / 76.4 sq m
Total = 4955 sq ft / 460.3 sq m
For identification only - Not to scale



Denotes restricted head height





VIEWING: By appointment only. **Paddock Wood Office:** 01892 832325 Option 3. For the attention of Antonia Mattinson or Alan Mummery.

WHAT3WORDS: ///releasing.fatherly.giggled

TENURE: Freehold with vacant possession on completion

SERVICES & UTILITIES:

Electricity supply: Mains electricity, water and drainage connected. Electrical storage heaters.

BROADBAND & MOBILE COVERAGE:

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

LOCAL AUTHORITY: Medway Council, Gun Wharf, Dock Road, Chatham, Kent ME4 4TR. Telephone 01634 306000.

BUSINESS RATES: The property is rated for Business Rates with a current valuation of £30,750. **EPC:** The property has a commercial EPC rating of E.

OVERAGE: The sellers will retain overage for any residential or commercial development approved on the playing field area shown hatched blue on the sale plan attached. Overage terms will reserve 30% of any uplift in value for 30 years. Overage uplift will be calculated on grant of planning permission and payable on the earlier of implementation or sale.

PLANNING: No offers will be considered subject to a planning change of use. Buyers should make their own enquires concerning prospect of any proposed change of use to Medway Council

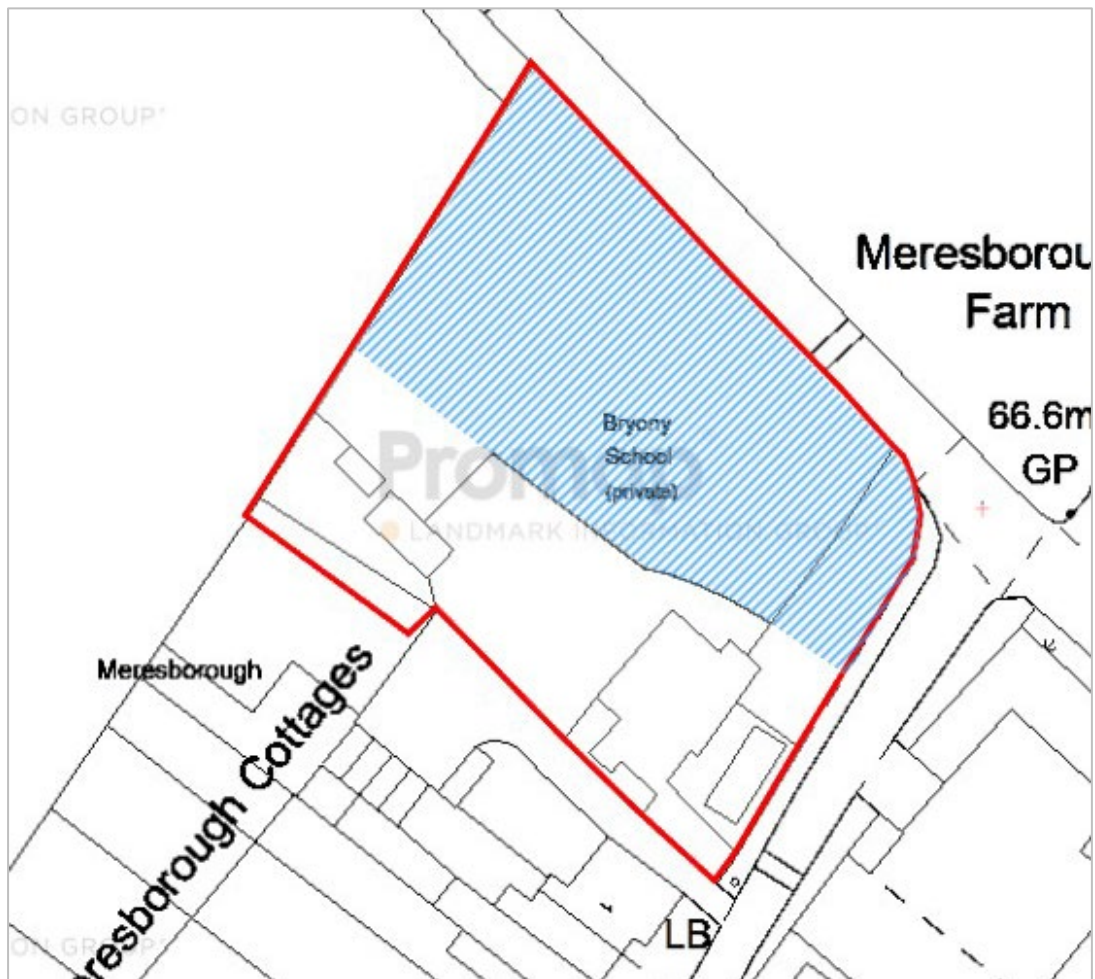
FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS