

Cherry Tree Farm Grove Road  
Selling, Faversham, ME13 9RN  
£9,000 Per Annum

# Cherry Tree Farm Grove Road, Selling, Faversham, ME13 9RN

George Webb Finn are delighted to offer this former poultry shed to the market, with potential for a number of commercial or community uses. The barn is of timber frame construction and is currently arranged in an open plan layout extending to approximately 216 sq. m (2,333 sq. ft) of versatile use. The barn requires improvement works in order to bring it up to a standard of condition suitable and safe for occupation for a tenant.



## Location

The property is situated on Grove Road, in the village of Selling. It is 5 miles south of Faversham town centre and junction 7 of the M2. Junction 7 of the M2 is only a 3 miles drive north from the property, with Sittingbourne and Canterbury both only approximately 10 miles away.

## Description

The building is built in a vernacular style under a asbestos cement sheet roof, extending to approximately 216 sq. m (2,333 sq. ft). The property has the benefit a small corner room and concrete slab floor. The barn requires improvement works to make the property safe and compliant.

The building is situated on a parcel of grassland approximately extending to 1.9 acres.

Any prospective tenant will need to make their own enquires with the relevant authorities in respect of connecting mains services such as water and electricity, as well as making arrangements for foul drainage.

## Planning

Where necessary, any prospective tenant will need to make enquires with Swale Borough Council to confirm whether their proposed use falls within the current planning consent for agriculture, or whether they will need to make a planning application for a change of use.

Permission has been granted under Class R for B8 (storage or distribution), and it is believed that other uses would be possible under class R.

Class B2 (general industrial)

Class C1 (hotels)

Class E (commercial, business or service)

Class F.2(c) (outdoor sport or recreation)

## Area Map



## Terms

**Rent** - £9,000 PA

**Agreement Fee** - £500 Plus VAT

**Deposit Held** - £3,000

**Term** - 1-3 years

**Viewings** - Strictly by appointment only.

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and Rural Property Specialists

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