



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



Cowstead Farmhouse The Stables and Farmyard, Sheerness, ME12 3RL

£2,300,000

A unique opportunity to purchase Cowstead Farmhouse which four-bedroom refurbishment and improvement, The Stables being an existing residential unit and a range of farm buildings with planning permission for demolition of part and conversion of part to provide 7 No. dwellings with the potential for the site to deliver further development opportunities, subject to obtaining the necessary consents, all within a site extending to 1.194 hectares (2.949 acres).

Lot 1 – Cowstead Farmhouse

The Farmhouse £500,000
Cowstead Farmhouse is a detached period property built circa 1883 and is approached off the Queenborough Road via an entrance leading to the farmhouse, stables and farm buildings. The front door opens into an entrance hall off which are the living room, family room, dining room, boot room, utility and w.c. Off the dining room is the kitchen and a rear entrance lobby used as the principal access on a day to day basis. The staircase to the first floor leads to four double bedrooms and family bathroom. Gross internal area 2,408 ft² (224 m²) The farmhouse stands within a curtilage of about 0.37 Hectares (0.91 acres)

Lot 2 – The Stables and Farm Buildings

The Stables and Farm Buildings - £1,800,000
The Stables and Farm Buildings with consent under either full planning permission or prior notification for the for change of use of agricultural buildings to provide 4 No. dwelling houses; conversion of existing agricultural buildings to provide car barns, demolition of an existing agricultural building, change of use of the land to residential garden and associated parking and landscaping works; and the demolition of an existing agricultural building and conversion of 2 No. Existing barns to provide 3 No. residential dwellings, including change of use of land to residential garden land and associated parking and landscape works.

General Remarks and Information

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Method of Sale
The property is offered for sale by private treaty as a whole or in two lots. The right is reserved to take the Property to auction or tender at a later date.

EPC's
Cowstead Farmhouse F
The Stables D

Hectares (& Acres)
The areas provided are for guidance only and are given without responsibility. Any intended purchaser(s) should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the areas.

Fencing & Boundaries
The purchaser(s) must satisfy themselves on the location of the boundaries from the Land Registry plans and the Vendor's deed plans (where available). The Buyer shall erect and

thereafter maintain a boundary fence on the permitter of the property to a minimum specification to be agreed.

Tenure
Freehold with vacant possession.

Viewing
Strictly by appointment with George Webb Finn.

Mineral, Sporting and Timber Rights
All mineral, sporting and timber rights are included in the sale in so far as they are owned by the Vendor.

Town & Country Planning
The property is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser(s) will be deemed to have full knowledge and to satisfy himself with the provisions of any such matter affecting the property.

Rights & Easements
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage and electricity supply and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other pipes.

Plans and Lotting
The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed. The Vendor reserves the right to alter the lotting or to not sell any of the lots.

Access and Services
A right of way of a minimum width of 6m is to be reserved for all purposes with or without vehicles over the roadway between points "A" and "B" and "A and C" shown on the plan. The Seller shall reserve rights to lay and connect into services under or in the right of way between points "A" and "B" and "B and C"

shown on
the plan. The Buyer shall erect and thereafter maintain
gates a
points A, B and C on the plan.

VAT

The Vendor has not made a voluntary election of the
land for VAT

Photographs

The Photographs included within these particulars were
taken March
2025.

Local Authority

Swale Borough Council – 01795 417850

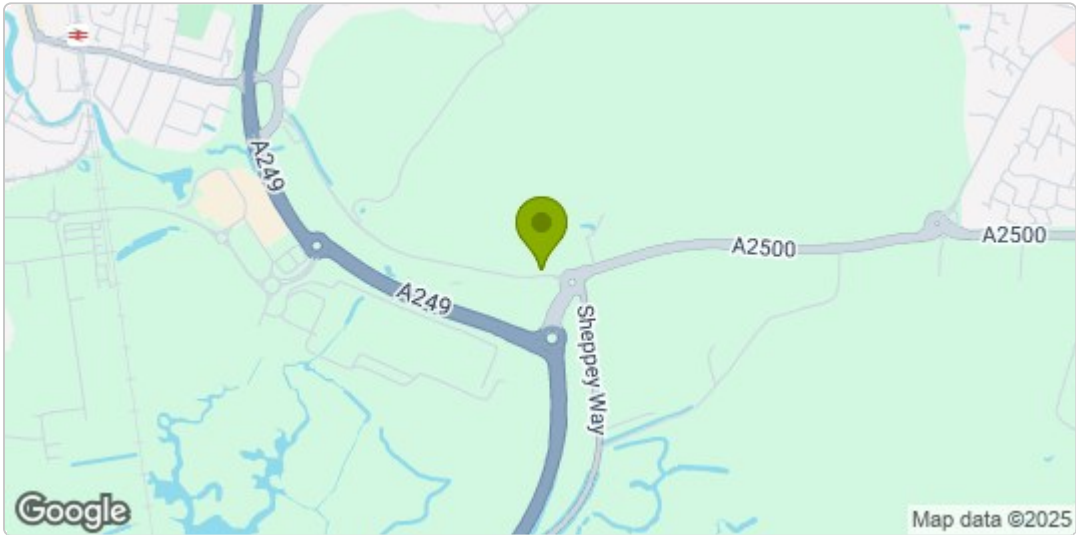
Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 1272 sq. ft, 119m2, FLOOR 2: 1137 sq. ft, 106 m2
TOTAL: 2408 sq. ft, 224 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

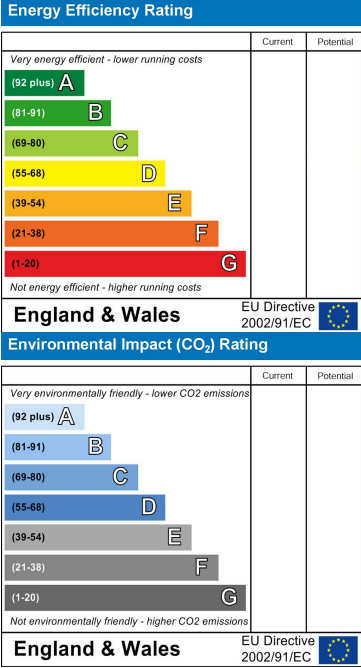


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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