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Newhouse Farm, Church Lane, Stourmouth, Canterbury, CT3 1HS

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Newhouse Farm

Church Lane, Stourmouth, Canterbury
CT3 1HS

OIEO £300,000

Freehold (Vacant possession on completion)

A very rare development opportunity in a semi-rural location with planning permission for the conversion of a traditional timber framed barn into a residential dwelling.

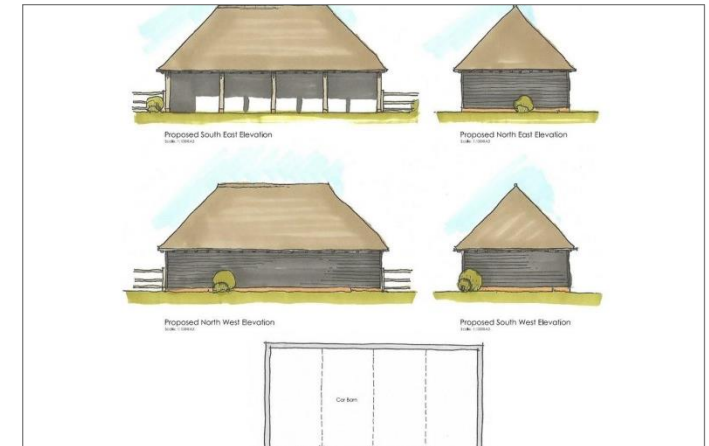
The former farmyard is located to the north of the Village of Preston, approximately 3.0 miles from Wingham. Preston benefits from good range of local services and amenities including a Primary school, Butchers, shop and garden Centre. Sandwich (8.5 miles) has a wider range of facilities, and the Cathedral City of Canterbury (10 miles) has a full range of shopping, educational and leisure facilities.

The Kent barn will provide a large double height dining area, kitchen, utility, family bathroom and two large double bedrooms (one with en-suite) on the ground floor. On the first floor there will be a large master suite with an en-suite and dressing area. Accessed via a separate set of stairs will be a large living room. Adjacent to the barn will be a 4 bay 'car barn'.

This rarely available, listed barn is set within approximately 1.14-acres in a picturesque rural setting.

Covenants: The following covenants apply, or will be applied to the sale:

1. There is a current right of way running along the western boundary in favour of the farmland to the rear.
2. An overage will be applied to the land to the north of the barn.
3. The buyer will have to covenant with the landowner and/or purchaser of the adjacent lot to ensure planning conditions are fulfilled.



Planning: Dover District Council granted consent for the conversion of the Grade II Listed barn into a residential dwelling with associated gardens and parking on 22nd February 2022 (Ref: 21/00377).

Method of Sale: Private treaty (with a right reserved to take the property to auction, formal or informal tender at a later date).

Rights of Way: There is a public footpath running along the western boundary.

Services: Mains electric and water are available. Drainage will be facilitated via a package treatment plant. A telephone connection is available via nearby utility pole. None of these services have been checked or tested.

Boundaries & Acreages: The purchaser must satisfy themselves of the location of all the boundaries from their own inspection and from the Land Registry plans available. Areas are quoted for guidance purposes only and are given without responsibility which should not be relied upon as fact.

Purchaser Identification: In accordance with Anti-Money Laundering regulations, we are now required to obtain proof of identification and of funds prior to agreeing a sale.

Agents Notes:

1. None of the statements in these particulars are to be relied upon as statement or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale - Some aspects may have changed since they were taken. No persons in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.
2. The agent checked the legal documents to verify the freehold/ leasehold status of the property. The buyer is advised to obtain verification for their Solicitor or Surveyor.
3. These particulars were produced in March 2023.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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