



Lots 1 & 2 at Mercers Farm, The Street, Finglesham, Deal, CT14 0NG

finns.co.uk

Lots 1 & 2 at Mercers Farm

The Street, Finglesham, Deal, Kent, CT14 0NG

Offers In Excess Of: £800,000 for the whole

Freehold

This multifaceted property offers a rare opportunity to acquire a residential property and adjacent yard with scope for alternate uses in the quaint village of Finglesham.

Situation

Finglesham lies in between Deal (3.5 miles) and the Cinque Port of Sandwich (4 miles), which both offer a very good selection of amenities with the Cathedral City of Canterbury being 13.8 miles away. There are high speed train services from Sandwich and Canterbury to London St Pancras, with ferry crossings to the Continent from the Port of Dover and the Channel Tunnel services at Folkestone.

Description:

Whiteway and adjoining paddock – Lot 1 – Guide Price £450,000

A detached bungalow positioned on a substantial plot and offered chain-free.

Upon entering, a welcoming hallway leads to a spacious reception/dining room, providing access to the kitchen. Additionally, there is a convenient lean-to/storeroom at the rear of the property, accessed through the kitchen. The bungalow features three well-proportioned bedrooms, a bathroom, and a separate WC.

Externally, the property boasts a gated driveway with ample parking space for multiple vehicles and a generous wrap-around garden.

Adding to its appeal, the sale includes an expansive parcel of land adjacent to the property, expanding the total plot size to approximately 0.87 acres.

Mercer's Farmyard – Lot 2 – Guide Price £350,000

Situated to the rear of Whiteways is the farmyard, which was previously used for the keeping of livestock and is now used commercially for storage and sympathetic light industrial uses.

There are several buildings situated on the farm to include:

- 'Tyler' barn constructed of a concrete portal frame, with fibre cement/asbestos sheets to the roof and upper elevations and concrete blockwork to the lower elevations. There is a large sliding steel door to the front of the building and a separate roller shutter door in the northern elevation. The main part of the building measures approximately 24.7m x 7.80m totaling 192.66m²
- 5 no ex-poultry houses comprising a timber frame beneath fibre cement/asbestos roofing sheets and timber weatherboard to the elevations. The buildings are all equal in size and measure approximately 9.42m x 5.39m giving a total floor area of 50.77m².
- Cart lodge situated opposite Mercer's Farmhouse constructed of a timber frame beneath corrugated tin roofing sheets, timber weatherboarding to the upper elevations sitting upon concrete dwarf walls. To the rear is a lean to clad entirely in corrugated tin sheets. Overall, the building has a footprint of approximately 92m².

Access to the site is via a concrete roadway leading from The Street, which opens up onto a yard area comprising concrete and consolidated hardcore. Beyond the yard area are areas of grass and scrub.

Overall, the site extends to approximately 0.93 hectares (2.29 acres).



Services

Mains water and electric are connected to Whiteway, and foul drainage is via a septic tank.

The yard benefits from a 3-phase electricity connection and mains water.

Rights of Way and Easements

The land is sold subject to all existing covenants, wayleaves, easements, and rights of way whether public or private, specifically mentioned or not.

Planning

A Certificate of Lawful Use has been provided for the ex-poultry sheds to be used for light industrial uses. The site lies outside of the settlement boundary but is immediately adjacent and offers scope for redevelopment or a range of alternate uses subject to the necessary consents being obtained. It is also considered that consent could be obtained for a replacement dwelling in place of Whiteway. Interested parties are advised to seek further advice from the local authority regarding any planning queries.

Plan

Please see the plan contained in these particulars. The boundaries on this plan are indicative only and the land will be sold in accordance with the Registered Title. Plans are reproduced from the Ordnance Survey under Licence Number ES025698. The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon the statements or representations as fact and must satisfy themselves by inspection or otherwise as to the area being sold.

Tenure and Possession

Freehold with vacant possession on completion.

Covenants

An overage to be placed over the yard and paddock adjacent to Whiteway to cover any residential or commercial development over and above the existing use, the overage is to be in place for 30 years and the seller will be entitled to receive 30% in any uplift in value.

The Buyer is to erect a suitable fence along any boundaries to the property which are currently unfenced.

The Buyer is to be granted a right to connect to services and receive electricity from the existing supply.
Right of way to maintain the elevation adjacent to the access track of the retained barn.

Tenure & Possession

Freehold and vacant possession upon completion of the purchase.

Method of Sale

The land is to be offered by private treaty as a whole or in two separate lots. The seller reserves the right to take the land to informal tender, formal tender or auction should they so desire.

Viewing

Strictly by appointment with Finn's, Sandwich tel: 01304 612147 email: sandwich@finns.co.uk

Purchaser Identification

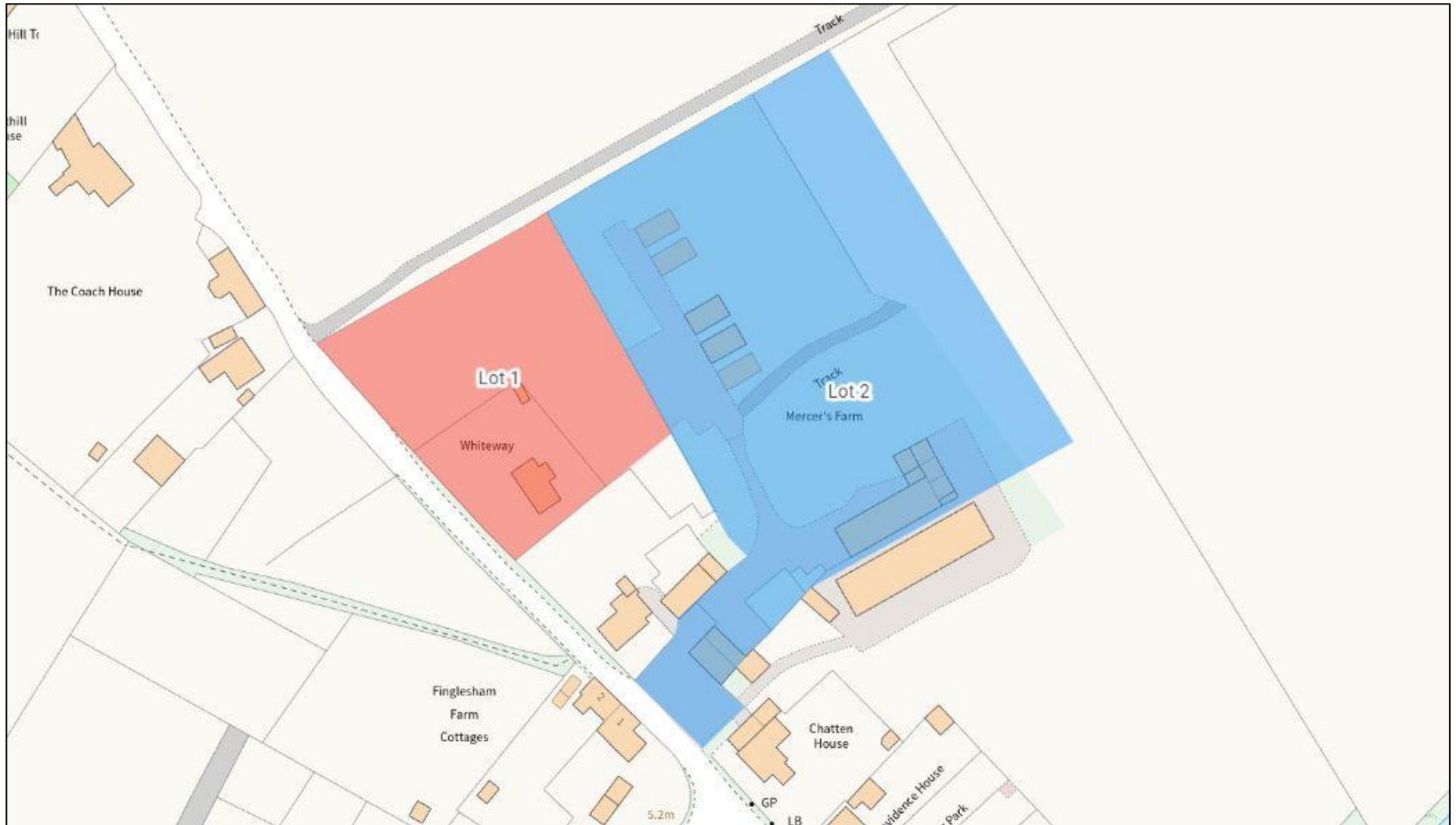
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification and funds for any interested parties.

EPC

Whiteways has a current rating of 43 | E. Potential 89 | B These details were produced, and photographs taken in June 2024

These details were produced, and photographs taken in June 2024.





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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

