

# Land at Crumps Farm

Shuart Lane, South Birchington, Kent CT7 0NQ



## Key Highlights

- Residential development and conversion opportunity located on the northern side of the village of St Nicholas-at-Wade
- Approximately 2.5 acres / 1.0 ha
- Freehold for sale with vacant possession
- Planning permission and listed building consent for 2 x new build dwellings ( 2 x 4 bedroom) and 7 x conversions ( 1 x 5 bedroom and 2 x 4 bedroom and 4 x 3 bedroom)
- Sale by informal tender - unconditional offers invited. Tender deadline noon on 3 June 2024

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## Location and Situation

The property is located in the village of St Nicholas-at-Wade, approximately 3.5 miles south west of Birchington, 7.5 miles south west of Margate and 10 miles north east of Canterbury. The village itself offers a convenience shop, two public houses, a church and a village hall, with a wider range of amenities available in nearby Birchington.

In terms of connectivity, the A299 is located just to the north of the property, providing a route to the M2 to the west and Ramsgate to the east. The property is 4 miles from Birchington Railway Station with services running to St Pancras International in around 1hr 30 minutes and to London Victoria in around 1hr 40 minutes.

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## Planning and Proposed Development

Thanet District Council granted listed building consent (Ref: L/TH/23/0237, granted 21 September 2023) and planning permission (Ref: F/TH/23/0236, granted 6 October 2023) for the proposed conversion of the farmstead barns and the erection of 2 new dwellings. The application (Ref F/TH/23.0236) is summarised as:

“Erection of 2 No 4 bed two storey dwellings together with change of use to 3 No barns to 1 No 5 bed and 1 No 4 bed two storey semi-detached dwellings and 4 No 3 bed two storey semi-detached dwellings and change of use of 2 No 3 bed dwellings to 1 No 3 bed dwellings with associated landscaping following demolition of ménage and associated stables / storage.”

Access to the site is from the existing entrance off Shuart Lane. The proposed development offers the following accommodation:



FLOOR AREA	GROUND FLOOR	FIRST FLOOR	ANCILLARY
Plot 1 - New Build 190 sq. m / 2,045 sq. ft	Kitchen/Dining/Living room; home office; utility room; WC	3 x bedrooms; master bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store
Plot 2 - Dutch Barn Conversion 154 sq. m / 1,657 sq. ft	Kitchen/Dining/Living room; home office; WC	2 x bedrooms; master bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store
Plot 3 - Dutch Barn Conversion 154 sq. m / 1,657 sq. ft	Kitchen/Dining room; living room; home office; WC	2 x bedrooms; master bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store
Plot 4 - New Build (Dutch Barn Style) 189 sq. m / 2,034 sq. ft	Kitchen/Living/Dining room; Home office; utility; WC	3 x Bedrooms; master bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store
Plot 5 - Conversion Cottage 155 sq. m / 1,668 sq. ft	Kitchen/Living/Dining Room	2 x Bedrooms; master bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store
Plot 6 - Unlisted Barn Conversion 153 sq. m / 1,646 sq. ft	Kitchen/Living/Dining Room; WC	2 x Bedrooms; Master bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store/ Garden Office
Plot 7 - Unlisted Barn Conversion 261 sq. m / 2,809 sq. ft	Kitchen/Living/Dining Room; Bedroom 4 ; Shower room; WC	Bedroom 2 (en suite), Bedroom 3, Master Bedroom (en suite) ; family bathroom	Car Parking /Bicycle Store/Bin Store/ Garden Office
Plot 8 - Grade II Listed Barn 275 sq. m / 2,960 sq. ft	Kitchen/Living/Dining Room; Home office; bedroom 3 (en suite); bedroom 4; shower room; utility	Bedroom 2; Master Bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store
Plot 9 - Grade II Listed Barn 451 sq. m / 4,854 sq. ft	Kitchen/Living/Dining Room; home office; bedroom 5; bedroom 4 (en suite); utility	Bedroom 2 (en suite); Bedroom 3; Master Bedroom (en suite); family bathroom	Car Parking /Bicycle Store/Bin Store/ Garden Office

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## Description

The site was historically used as a farmstead and most recently as a livery yard. It is currently unused although let on a short term flexible basis (site to be sold with vacant possession on completion). There are five principal buildings: a Grade II listed timber frame threshing barn is broadly at the centre of the site. To the east of the listed barn is an unlisted threshing barn, which itself adjoins a pair of cottages that lie to the immediate north.

In the north western corner of the site there is a pair of attached single storey farm/equine buildings. To the east there lies a Dutch barn with adjacent stores.

A row of single storey storage/stable buildings runs along the southern boundary, and further single storey stables/ storeys are situated between the two threshing barns.



Site boundary for indicative purposes only

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Dutch Barn



Grade II Listed Threshing Barn



Farm / Equine Buildings



Unlisted Threshing Barn (right)

## Services

A Deed of Grant from 1966 relates to a proposed surface water soakaway within the site boundary, although it is not known whether this was indeed implemented. Further details are available in the data room. Savills has not tested the services and prospective purchasers should satisfy themselves that the service connections and capacities are available and suitable for their purposes. No warranties are provided with this sale.

## Unilateral Undertaking

A Unilateral Agreement (dated 6 October 2023) has been finalised and is available to review, with contributions, prior to indexation, amounting to £18,392. Prospective purchasers are advised to review the agreement in full and to seek legal and planning advice.

## Tenure

The property comprises part of a wider freehold title, which is registered at the Land Registry under title number K984706. Sale to be with vacant possession on completion.

## Boundary Treatment

Any boundaries, which are the responsibility of the vendor will pass to the purchaser. The purchaser of the site will be required to erect a post and three rail fence, with rabbit wire attached, between points A-B-C-D-E (shown on a fencing plan overleaf), within three months of completion of sale, at their own cost.

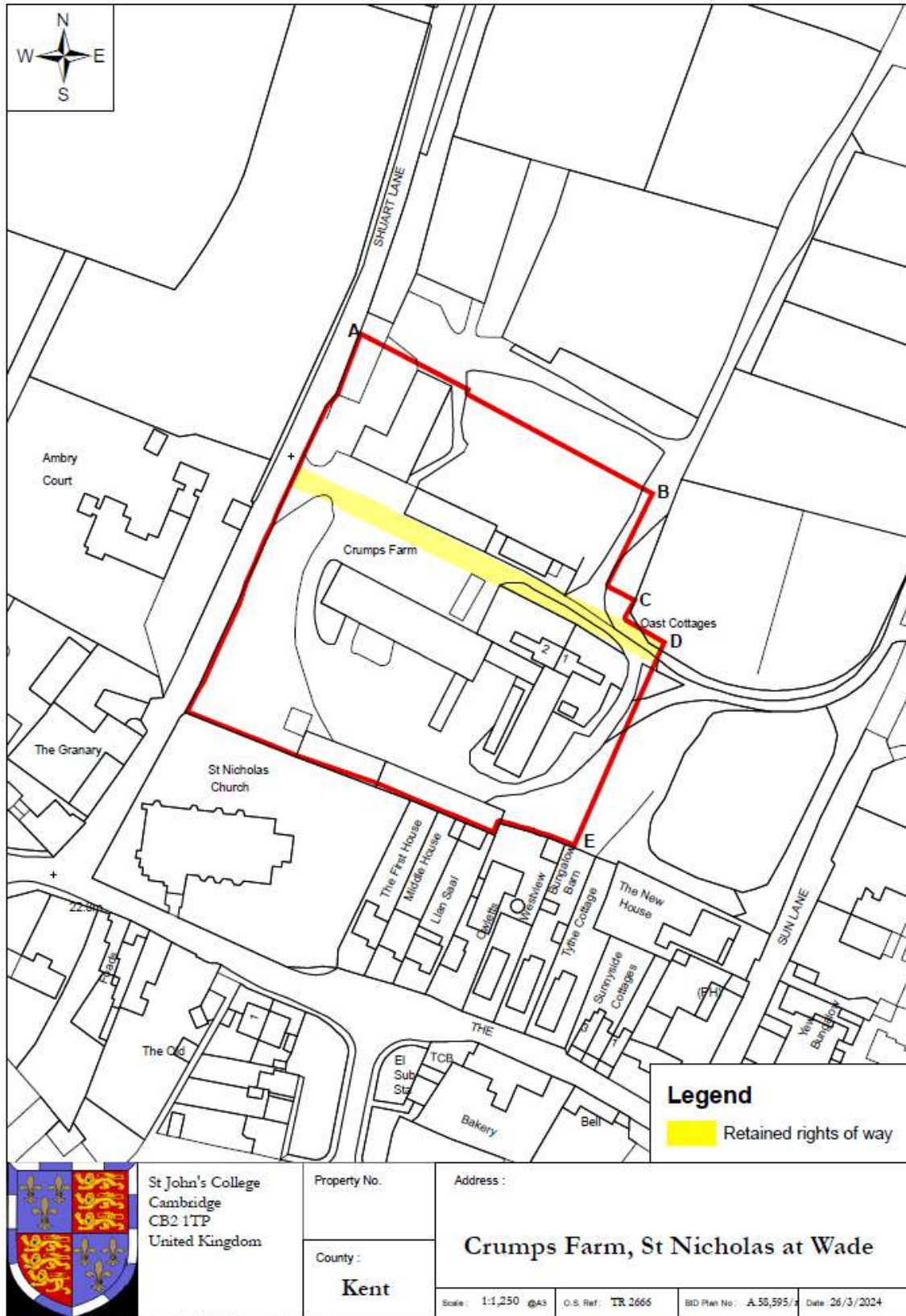
It shall be a condition of sale that the Buyer's scheme provides for an access road, as shown in the sales plan overleaf, highlighted yellow, to be built to adoptable standard leading from the public highway and running east through the site to serve the College's retained land.

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Sales Plan

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St Nicholas-At-Wade Church to the south of the subject property

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## Method of Sale

The site is being marketed by way of informal tender (tender deadline: noon on 3 June 2024). The seller reserves the right not to accept the highest, or indeed any, offer. We kindly ask that offers specify the following details:

- Purchase price, deposit and proof of funding;
- Confirmation that the offer is unconditional;
- Pre-exchange due diligence required (and timescales);
- Timescales for exchange and completion;
- Outline of board approval process and solicitors details;
- Assumed abnormal cost allowances;
- Details of track record and nearby interests.

Shortlisted parties will be invited to interview before a preferred party is selected.

The purchaser will be expected to give a reasonable legal cost undertaking in the event that they withdraw from the transaction following agreement of heads of terms and expense has been incurred in preparing and finalising the legal pack.

Parties will be expected to co-operate with transaction counterparty Anti-Money Laundering due diligence checks upon agreement of heads of terms.

We understand that the vendor has not opted the property for VAT.

## Viewings & Data Room

Viewings are strictly by appointment only. Please contact the sole selling agents at Savills to make an appointment. Access to the data room is available at: <https://sites.savills.com/crumpsfarm/>

## Contact

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