



Land & Property Experts



ARTIST IMPRESSION

DEVELOPMENT OPPORTUNITY
FLINT OAST DEVELOPMENT
NORTHFLEET GREEN · GRAVESEND · KENT DA13 9PN

FLINT OAST DEVELOPMENT NORTHFLEET GREEN GRAVESEND KENT DA13 9PN

<i>Rochester</i>	-	<i>10 miles</i>
<i>Chatham</i>	-	<i>11 miles</i>
<i>Orpington</i>	-	<i>16 miles</i>
<i>Maidstone</i>	-	<i>18 miles</i>
<i>Sevenoaks</i>	-	<i>20 miles</i>

An opportunity to redevelop an old Kentish Oast with far reaching views to the north over farmland. Quiet village location on a good sized plot.

- Demolition of an existing commercial building (and retention of rear wall), demolition of remnants of barn and conversion of roundel to create a 4-bedroom dwelling with associated parking, amenity space, landscaping and access
- Planning Application Reference: - 20241160–Gravesend Borough Council
- In all extending to 0.20 acres
- Spacious dwelling including Master Bedroom with Dressing Room and Ensuite.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £295,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk**

LOCATION

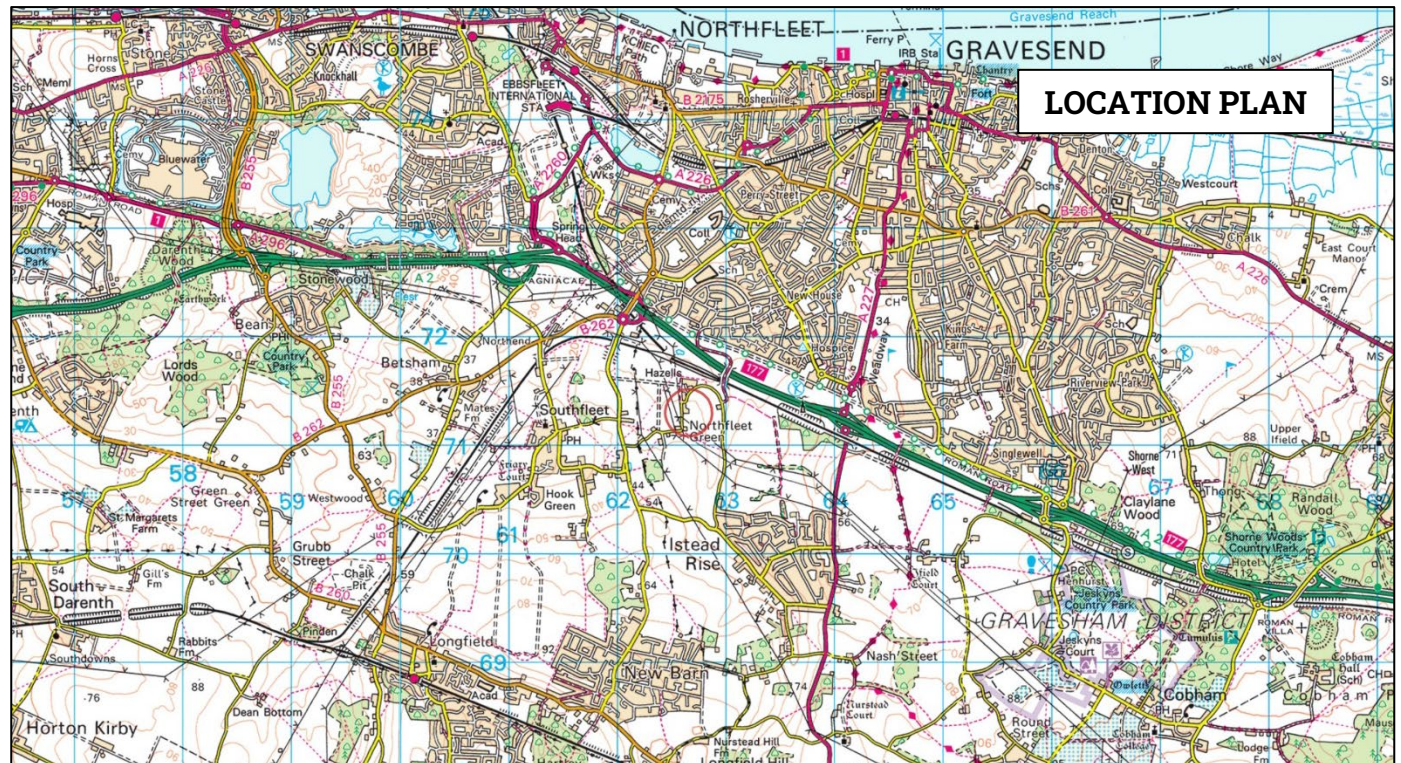
Flint Oast is situated in the hamlet of Northfleet Green, between the villages of Istead Rise and Southfleet. The property is situated around 2 miles southwest of Gravesend which is able to provide a comprehensive range of facilities, amenities and schooling options. The property is situated in a very accessible location with links to London from Gravesend on the rail network in less than 30 minutes or via the motorway network at the A2 just 2 miles south. Please see the Location Plan below.

DIRECTIONS

From Longfield rail station head east towards Ash Road, turn right at the T-junction and continue to the Main Road roundabout. Take the second exit continuing onto the next roundabout, take the first exit to stay on Main Road. After a mile turn right onto New Barn Road continue for 1.5 miles before turning right onto Northfleet Green Road. Follow the road for 1.5 miles, turning right onto the right of way to the property before Elm Cottage.

WHAT 3 WORDS

///assess.handle.arming



GENERAL DESCRIPTION

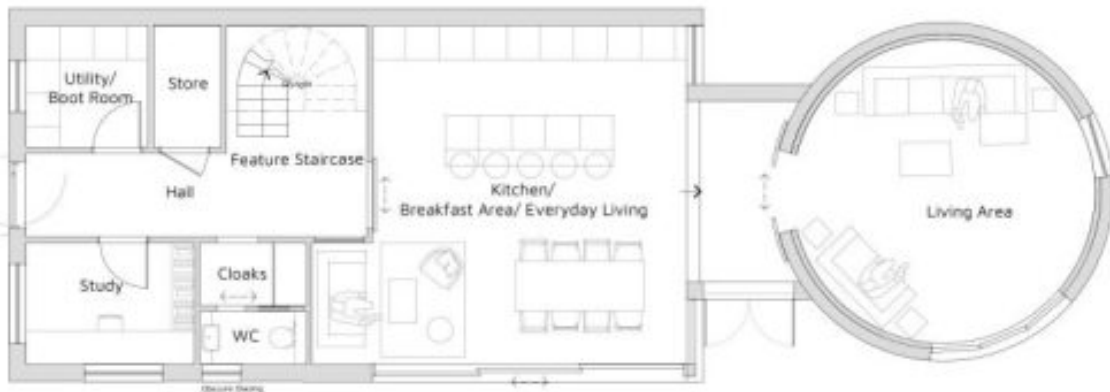
Flint Oast offers the rare opportunity for the incoming purchaser to redevelop a detached former Oast into a two storey dwelling with 4 bedrooms under Gravesham Borough Council Planning Reference **20241160** and granted at appeal under Reference **2025/041/REF**. The proposed accommodation comprises the following: -

The Front door opens to the **Entrance Hall** with doors leading to **Utility/Boot Room**, **Study**, **Downstairs Cloakroom** and **Store**. A further door leads to the **Kitchen/Breakfast Area** with opening to **Living Area/Sitting Room**.

A feature Staircase leads up from the Entrance Hall to the **First Floor Landing** with doors to **Bedroom 2** (double) with fitted wardrobes and **Ensuite**. Further doors lead to **Bedroom 3** (double), **Bedroom 4** (double), **Storage Cupboards** and **Family Bathroom** with shower, bath, wash hand basin and w/c. A further door leads to the roundel area of the dwelling which provides **Master Bedroom**, **Dressing Area**, **Ensuite** with shower, Jack & Jill wash hand basins and w/c and fitted wardrobes.

The proposed dwelling will extend to approximately 1,975 ft².

Outside there is a proposed Driveway to the south along with landscaped Garden Areas.



Proposed Ground Floor Plan



Proposed First Floor Plan

PROPOSED FLOOR PLANS

NOT TO SCALE



PROPOSED ELEVATIONS



1. Proposed Front Elevation
1:100 @ A3



2. Proposed Side Elevation
1:100 @ A3

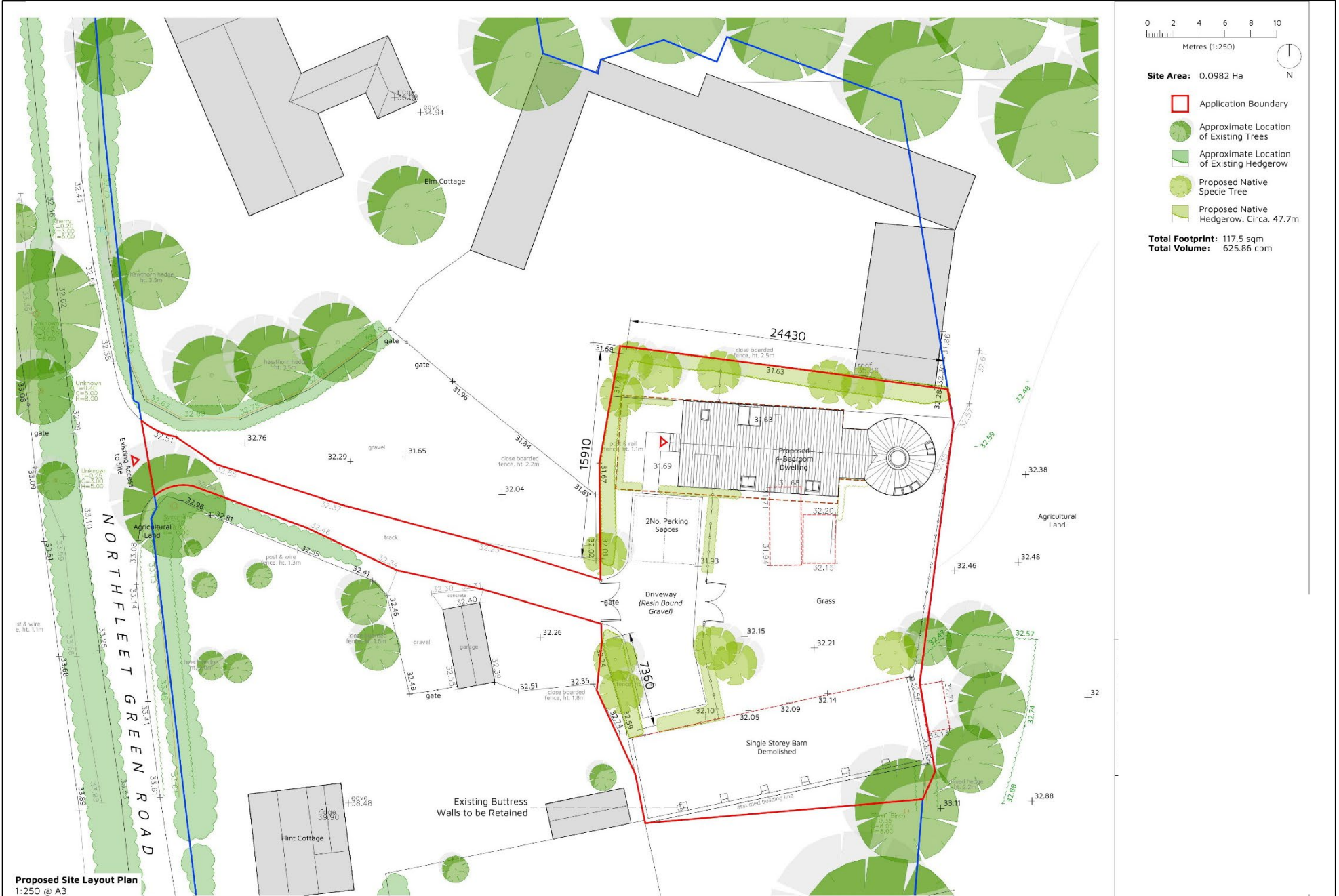


3. Proposed Front Elevation



4. Proposed Side Elevation

PROPOSED SITE PLAN





Produced on Land App, Mar 12, 2026.
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NOT TO SCALE



SERVICES

The property is not connected to any services, but they are believed to run down the Northfleet Green Road. A private drainage system will need to be installed.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

Access is directly from Northfleet Green into the freehold property edged red on the Boundary Plan. As far as we are aware Northfleet Green is an adopted public highway. There will be a right of way over the area coloured brown for all times and all purposes subject to a fair proportion of maintenance costs.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to take the property to Informal Tender, Formal Tender or Auction at a later date if required.

PLANNING

20241160 - Demolition of an existing commercial building (and retention of rear wall), demolition of remnants of barn and conversion of roundel to create a 4-bedroom dwelling with associated parking, amenity space, landscaping and access. **Please Note:** This was granted at appeal.

Copies of the consented plans and Decision Notice are available from the Selling Agents or from the online Planning Portal.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ.

Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend DA12 1AU.

TENURE

Flint Oast Development is registered under part Title Number TT25069. A copy of the Office Copy Entries and Title Plan is available from the Selling Agents upon request.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the plot boundaries prior to offering.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Access will be granted over the area shaded brown on the plan for all times and purposes, subject to a fair proportion of maintenance costs.

PHOTOGRAPHS

The photographs within these particulars were taken in February 2026.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES & MEASUREMENTS

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

Clockhouse Barn

Canterbury Road

Challock

Ashford

Kent TN25 4BJ

Tel: 01233 740077

Email: challock@btfpartnership.co.uk

Reference: AC/R1701.2

GUIDE PRICE

£295,000



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