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Land & Property Experts

DEVELOPMENT OPPORTUNITY FOR SALE BY CLIVE EMSON AUCTION

Auction Date: 5th November 2026 – Lot 93

Clive Emson
LAND AND PROPERTY AUCTIONEERS

HAYTON MANOR BARN

HAYTON ROAD · STANFORD· ASHFORD · KENT TN25 6DQ

HAYTON MANOR BARN
HAYTON ROAD
SELLINDGE
ASHFORD, KENT TN25 6DQ

Ashford	-	*9 miles*
Folkestone	-	*6 miles*
Canterbury	-	*15 miles*
Dover	-	*17 miles*

Consent for the conversion of a Grade II listed barn and former cow shed into two single storey residential dwellings with easy access to local facilities and amenities with approximately 0.41 acres of land.

- Approval for the conversion to a two bedroom and a three bedroom dwelling
- Consent for two dwellings under Planning Ref 21/1419/FH – Folkestone and Hythe Council. Resubmission of 20/1757/FH, subject to conditions.
- A rural yet accessible location with good transport links nearby
- Total plot extends to 0.41 acres
- **For sale by Clive Emson Auction – 5th November 2026 – Lot 93**

GUIDE PRICE: £100,000 – £110,000 + Fees

VIEWING: - Strictly by appointment via the joint agents:
BTF Partnership, Canterbury Road, Challock, Ashford Kent TN25 4BJ - 01233 740077
challock@btfpartnership.co.uk
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Clive Emson Land & Property Auctioneers, Rostrum House, Rocky Hill, London Road, Maidstone, Kent ME16 8PY - 01622 608400
auctions@cliveemson.co.uk

LOCATION

Hayton Manor Barn is situated between the villages of Stanford and Sellindge located at the foot of the Kent Downs. The village of Sellindge provides a primary school, a church, a pub and a village store. The property is approximately 9 miles to the east of Ashford which contains a full range of main facilities, and some 6 miles to the west of the coastal town of Folkestone. The M20 junction 11 is within a mile providing good road communications both locally and regionally.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

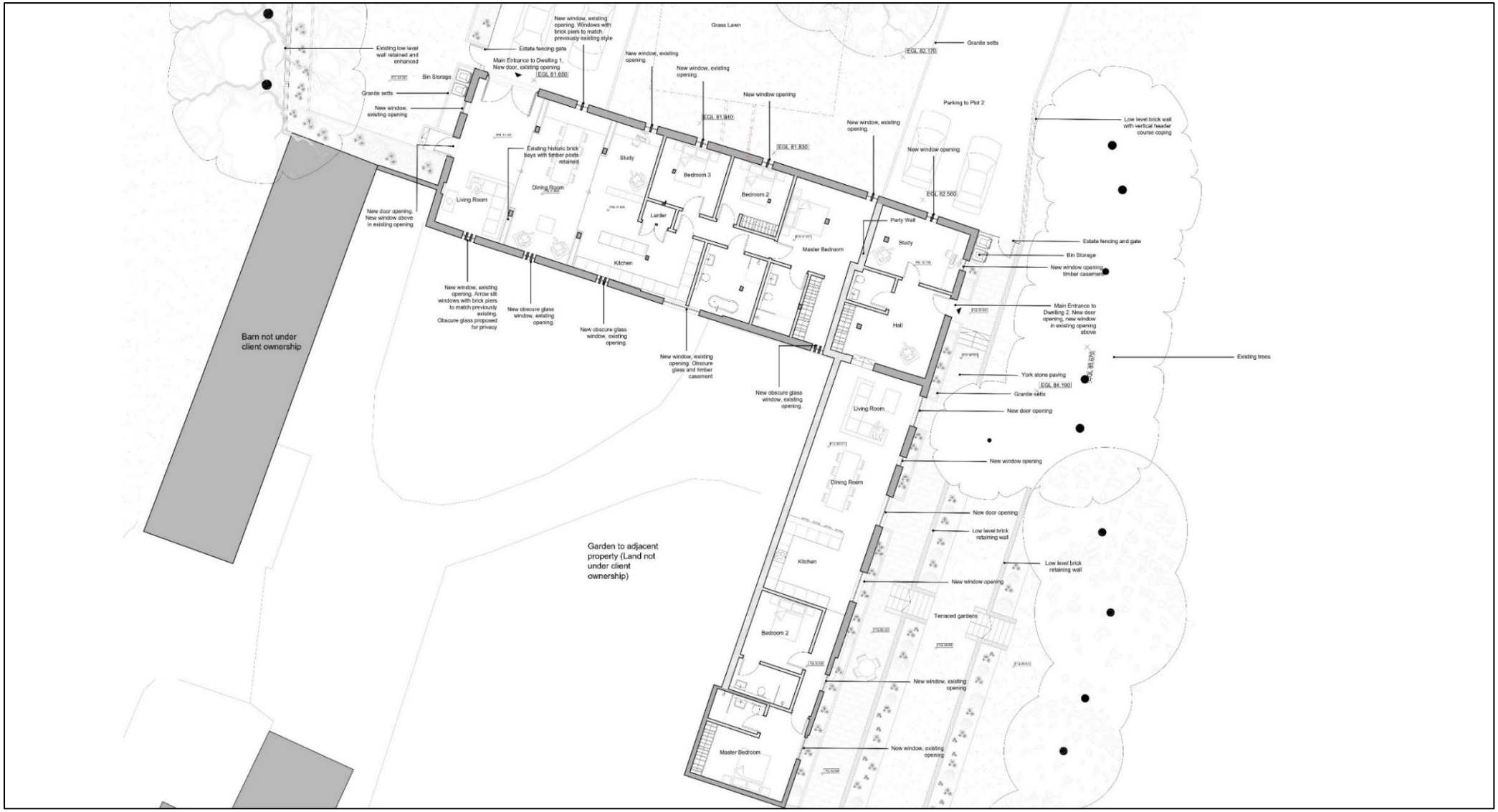
DIRECTIONS

Heading towards Folkestone on the M20, take junction 11 exit and at the roundabout take the first exit onto the B2068 for 1.5 miles and then turn left onto Blindhouse Lane and follow for 0.8 mile and then turn left onto Hayton Road and follow for half a mile where the barn is on the left.

GENERAL DESCRIPTION

Planning permission has been granted for the conversion of a Grade II Listed Barn into two residential dwellings with associated parking and landscaping. This Grade II listed barn dates back to 1739 although there is evidence to suggest that some timbers pre-date this. The site was historically used for the housing of pigs with evidence of blockwork pig styes internally.

The existing listed barn will be fully restored and converted into one single storey, 3 bedroom dwelling. The cowshed will be reinstated and converted into a 2 bedroom dwelling. The 20th century barn to the north of the listed barn is to be demolished, with part of the land occupied by the barn to be made into external amenity space and parking for the two dwellings.



BOUNDARY PLAN

Produced on Aug 2, 2024.
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Not to Scale

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SERVICES
The barn which is to be demolished has an electrical supply and there is water to the site. **Please Note:** Searches are within the Auction Pack.

BOUNDARIES
The purchaser must satisfy themselves on the location of the boundary from their own inspection and from the Land Registry plans and Boundary Plan available from the Vendor's joint Agents.

ACCESS
Access is directly off Hayton Road. As far as we are aware this is an adopted public highway.

METHOD OF SALE
The property is offered for sale by auction by Clive Emson Land & Property Auctioneers on 5th November 2026. Lot 93.

PLANNING
Planning permission has been granted by Folkestone & Hythe District Council under Ref: 21/1419/FH – Conversion of a barn and reinstatement of cowshed to form two dwellings with associated landscaping and parking (resubmission of 20/1757/FH, subject to conditions.

LOCAL AUTHORITY
Folkestone & Hythe, Civic Centre, Castle Hill Ave, Folkestone, CT20 2QY.
Kent County Council, County Hall, Sessions House, County Road, Maidstone, Kent ME14 1XQ

TOWN AND COUNTRY PLANNING
The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provisions of any such matter affecting the property.

EASEMENTS, WAYLEAVES AND 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.

PLANS
The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION
BTF Partnership - In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers
Clive Emson – Purchaser identification is processed upon the creation of an account with Clive Emson Auctioneers. This is a necessary requirement in order to bid on auction properties.

ACREAGES
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.

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 are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact either Kevin Gilbert or Isla Wild at Clive Emson Auctioneers or Alex Cornwallis at BTF Partnership using the contact details provided below.

Alex Cornwallis - BTF Partnership, Canterbury Road, Challock, Ashford
Kent TN25 4BJ
Tel: **01233 740077**
Email: **challock@btfpartnership.co.uk**

Kevin Gilbert/Isla Wild - Clive Emson Land & Property Auctioneers, Rostrum House, Rocky Hill, London Road, Maidstone, Kent, ME16 8PY
Tel: **01622 608400**
Email: **auctions@cliveemson.co.uk**

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www.btfpartnership.co.uk

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