



## 308 Lower Rainham Road Rainham, ME7 2XH

A unique opportunity to purchase a rarely available, and imposing acquisition on Lower Rainham Road, enjoying a 1.6 acre plot. Greenbank Farm offers buyer's multiple options including, but not exhaustively, accommodating equestrian facilities, stables, kennels, livestock, commercial, storage and development potential (all subject to planning). The spacious bungalow currently occupying the plot consists of a generous sized lounge, kitchen/breakfast room, shower room, three bedrooms, a useful utility area, WC and storage / office.

The numerous outbuildings on this vast agricultural land include a huge garage, stables, barns, kennels and shelters to house livestock. The vendor advises some benefit from power and light. These buildings also offer the opportunity to lease to third parties.

The attractive wrought iron driveway gates add to the alluring charm, kerb appeal and additional security.

The picturesque Riverside Country Park is located within a short distance, along with motorway access, numerous schools and shops. A superb once in a lifetime opportunity oozing with potential! Offered with NO CHAIN.

Agents note: The approx 0.9 acre paddock has an Overage agreement - please call the office for further details.

**£1,275,000**

# 308 Lower Rainham Road

Rainham, ME7 2XH



- 1.6 Acre Plot
- Numerous Outbuildings
- Agricultural Land
- Equestrian Facilities
- Semi Rural Location
- NO CHAIN
- 3 Bedroom Bungalow
- 0.9 Acre Overage
- Council Tax - F & EPC - D

## Entrance Door

### Porch

10'2 x 5'4 (3.10m x 1.63m)

### Hallway

3.10m x 1.63m

### Lounge

23'9 x 16'6 (7.24m x 5.03m)

### Kitchen/Breakfast Room

15'2 x 11'10 max (4.62m x 3.61m max)

### Shower Room

6'7 x 5'5 (2.01m x 1.65m)

### Bedroom 1

12'2 to 9'10 x 11'2 (3.71m to 3.00m x 3.40m)

### Bedroom 2

11'9 x 11'9 (3.58m x 3.58m)

### Bedroom 3

9'0 x 8'7 (2.74m x 2.62m)

### Hallway From Kitchen

14'3 x 3'2 (4.34m x 0.97m)

## Utility

6'3 x 5'3 (1.91m x 1.60m)

## WC

## Storage

6'3 x 5'5 (1.91m x 1.65m)

## Garden

aprox 100' x 70' (aprox 30.48m x 21.34m)

## Garage

39' x 14' (11.89m x 4.27m)

## Kennels

20' x 13' (6.10m x 3.96m)

## Tack Room

13' 6' (3.96m 1.83m)

## Stable 1

13'10 x 13' (4.22m x 3.96m)

## Stable 2

13'10 x 13' (4.22m x 3.96m)

## Garage/Workshop

40' x 20' (12.19m x 6.10m)

## Tack Room 2

12'8 x 11'3 (3.86m x 3.43m)

## Stable 3

13' x 10' (3.96m x 3.05m)

## Stable 4

13' x 10' (3.96m x 3.05m)

## Stable 5

13' x 11' (3.96m x 3.35m)

## Stable 6

13' x 11' (3.96m x 3.35m)

## Barn With Mezzanine Floor

44' x 23' (13.41m x 7.01m)

## Goat Houe With Access To Field

24' x 12' (7.32m x 3.66m)

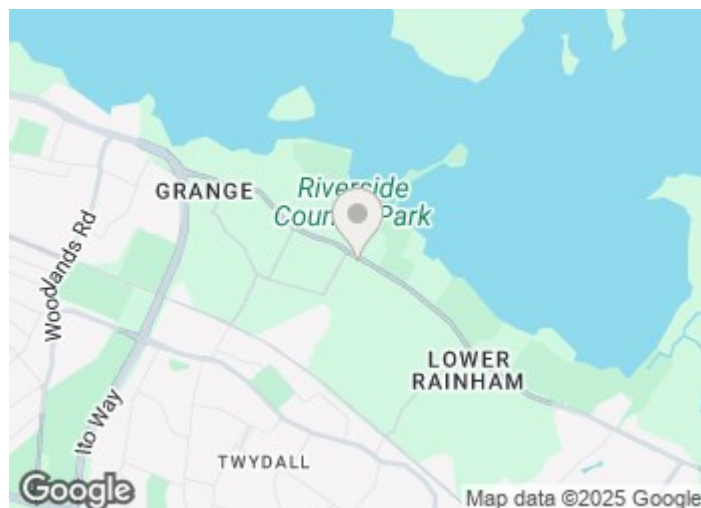
## Gated Driveway

## Court Yard

## Paddock

0.9 acres apx (0.00m.2.74m acres apx)

## Important Notice -



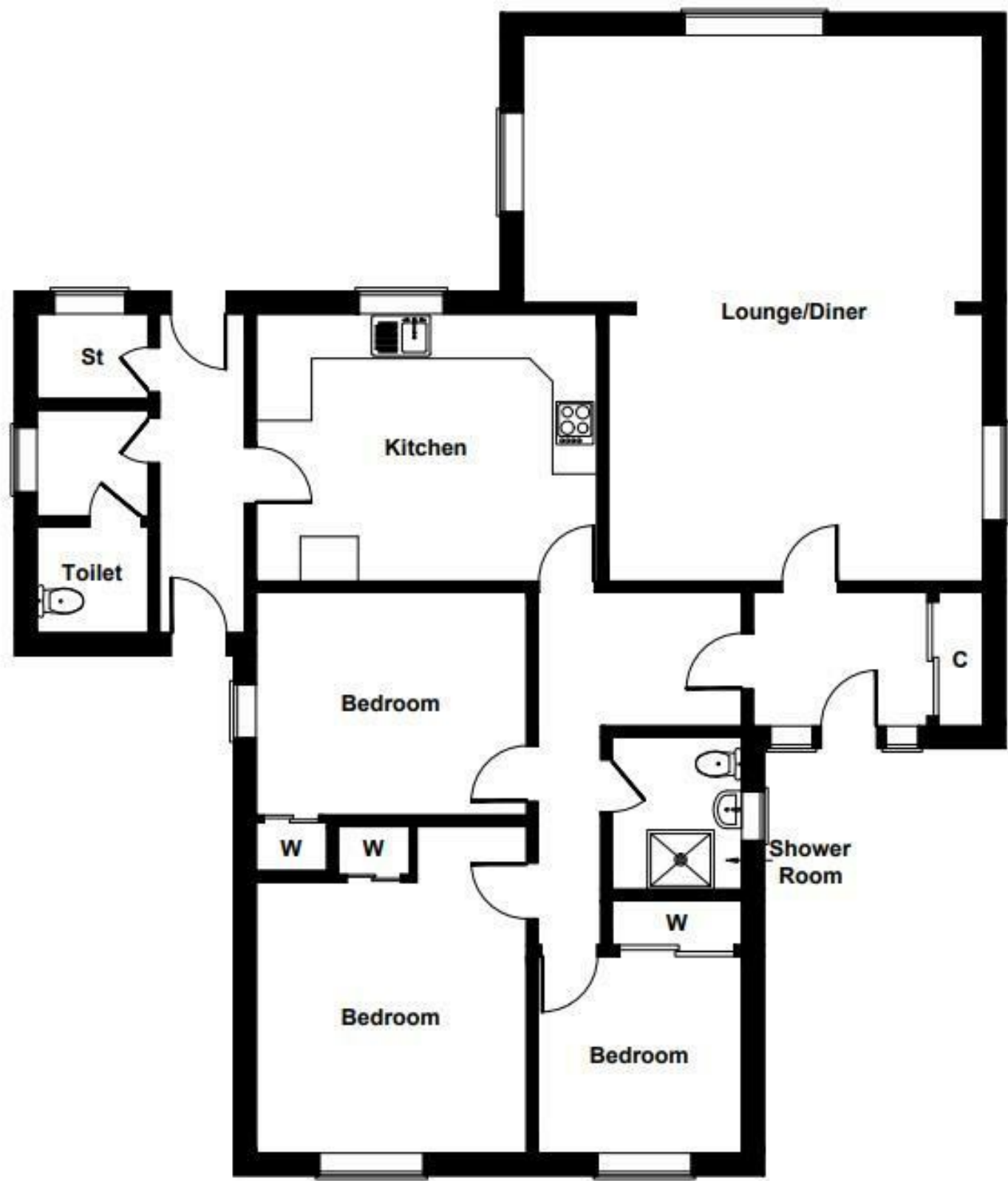
## Directions

Station Rd, Rainham Head north-east on Station Rd/B2004 towards Longley Rd At the roundabout, take the 1st exit onto B2004 Destination will be on the left, on the corner of Lower Twydall Lane. Lower Rainham Rd









Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-91) A			
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		62	75
		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	