

FOR SALE Offers in the Region of £1,995,000

The Courtyard, Hollingbourne Hill, Hollingbourne, Kent,
ME17 1QJ



- Unique Mixed-use Opportunity
- Established Holiday Let
- 1.25 Acre Plot
- Suitable For a Variety of Uses (STP)
- 4,865 sq ft Commercial Studio
- Good Transport Links
- Rural Location
- Ample Private Parking

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Wellington Circus
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**Commercial
List**



DESCRIPTION

This unique property provides an exceptional opportunity for a variety of mixed use enterprises, live/work arrangements, creative studios, e-commerce operations, car storage, multi-generational living, or the development of a private leisure complex. The Courtyard comprises of an attractive collection of commercial and residential buildings arranged around a traditional country house courtyard, set within approximately 1.25 acres. The Courtyard is approached via a private driveway (in separate ownership) and enjoys extensive parking for residents, guests and commercial use.

The estate includes:

- A pair of modernised, commercially rated barns, currently fitted out as photographic and video studios with additional office accommodation and fully equipped kitchens.
- Two elegant four bedroom Georgian period homes. One is currently operated as a successful, award winning holiday let.
- Large Georgian walled garden.
- Period outbuilding with clocktower

Please note the properties are held under two separate title deeds.

LOCATION

The Courtyard at Hollingbourne House is approximately one mile from Hollingbourne village. The location benefits from excellent transport connectivity, with convenient access to the M20 and M2 as well as Hollingbourne train station, offering direct routes to various London stations and the coast.

Hollingbourne is a thriving village set within the rolling Kent Downs National Landscape (formerly AONB). It lies approximately 46 miles south-east of central London, 8 miles east of Maidstone and 38 miles north-west of Dover. The area is known for its beautiful countryside, strong community, well regarded local pubs and easy links to major towns and transport hubs.

ACCOMMODATION

Approximate gross internal floor areas (GIA):

- Courtyard Studios: 452 sq m (4,865 sq ft)
- Well Cottage: 169 sq m (1,819 sq ft)
- Mulberry Cottage: 214 sq m (2,307 sq ft)

Total GIA: 835 sq m (8,991 sq ft)

Total Site Area: approx. 1.25 acres

PLANNING PERMISSION

The barns benefit from full planning permission for conversion into two contemporary, sympathetically designed four bedroom barn style homes (Planning Permission Ref. 18/506662/FULL details available on Maidstone and Swale Borough Council's website).

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating values applies;

Courtyard Studios - tbc

Well Cottage - tbc

Interested parties should make their own enquiries as to the amount of rates payable.

COUNCIL TAX BAND

Mulberry House - C

SERVICES

We understand that mains electricity and water are connected along with an oil supply for the heating. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

TERMS

The property is offered For Sale Freehold with vacant possession for Offers in the region of £1,995,000.

EPC

Energy ratings;

Mulberry Cottage - F

Well Cottage - E

Courtyard Studios - C

VAT

We understand that VAT will not be charged on the sale price.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Commercial List

e: enquiries@commercialist.co.uk t: 0115 784 3525

AGENTS NOTE

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.













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5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.