

# LAND AT GORE GREEN FARM

Gore Green Road, Higham, Kent ME3 7HL



## Key Highlights

- Guide Price £500,000
- Total site of approximately 1.1 acres / 0.45 ha
- Grade II Listed Kent Barn, and adjacent stables
- Planning permission for the conversion and partial rebuilding to provide 1 x 4 bedroom and 1 x 3 bedroom dwellings
- Freehold with vacant possession
- Rural location close to local lake landmark
- Unconditional offers invited

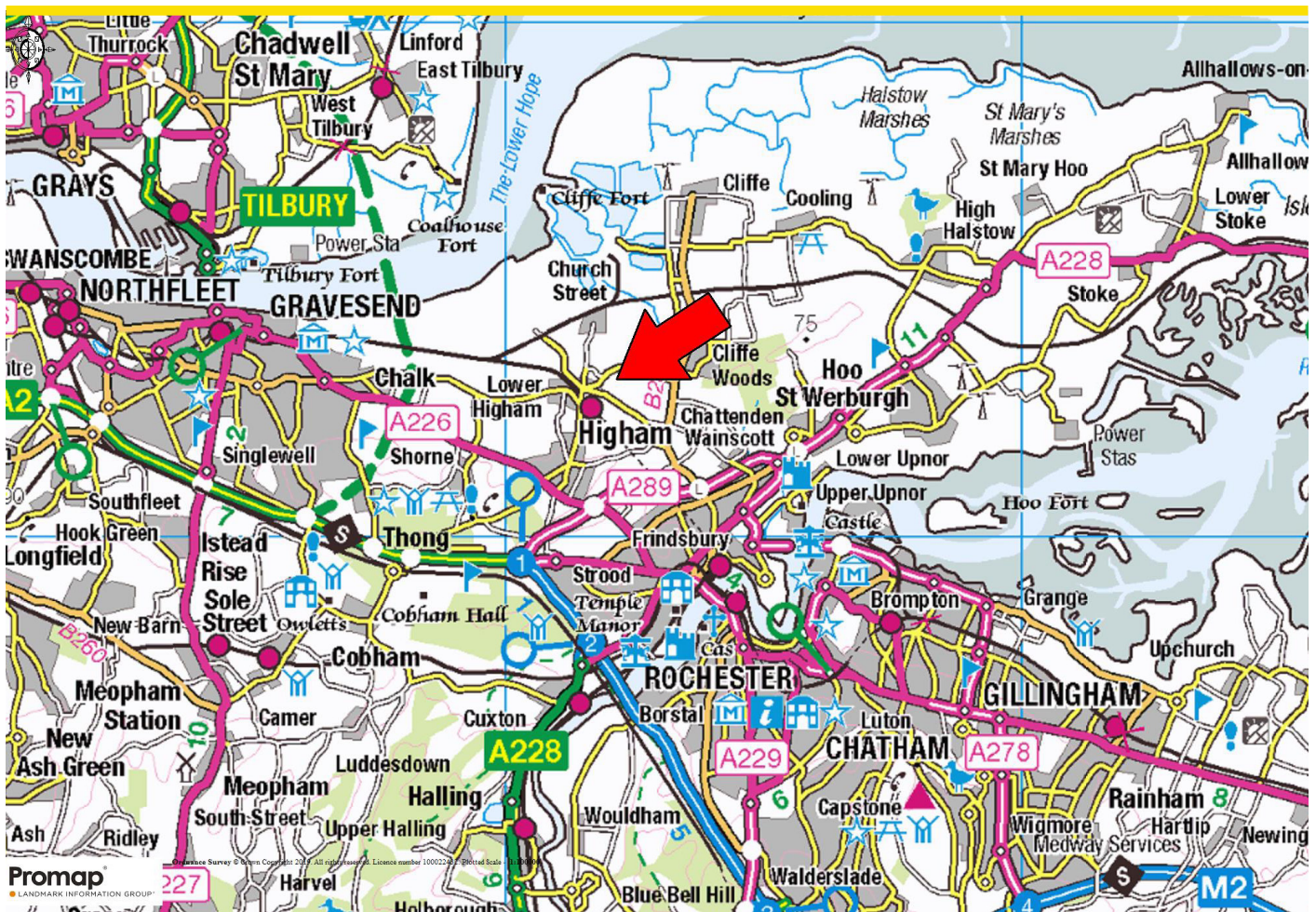
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## Location & Description

The property is located to the north of Higham village, between Gravesend and Rochester. It is situated in a rural position off a country lane featuring a small lake nearby. Higham is a large village with a convenience store, primary school, and medical facilities.

Rochester and the Medway Towns are approximately 2.5 miles south-east, with Gravesend about 4 miles to the west. The A2 is located approximately 3.5 miles to the south west and is a major trunk road providing routes to London (30.2 miles) and the Port of Dover (51.4 miles). The Property is 0.7 miles from Higham Railway Station with high speed trains to St Pancras in around 40 minutes and Charing Cross in just over one hour.

The property features a traditional timber framed period barn (dated 16th Century and Grade II Listed) with timber clad walls and a roof of asbestos slates. The flanking property is a single storey derelict and empty range of stabling and stores built of brick, blockwork timber framing and timber cladding with a partly collapsed corrugated asbestos and slate pitched roof. The barn (which requires restoration and renovation) and stables benefit from planning permission for conversion and extension to two dwellings. It is proposed that the barn is converted to a 4-bedroom dwelling, while

the proposed stable conversion and extension would provide a 3-bedroom dwelling.

The land extends altogether to around 1.1 acres / 0.45 hectares (shown edged red on the disposal plan on page 4 of these particulars), being part garden and grassland, together with the existing structures and concrete yard.



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## Planning and Proposed Development

Gravesham Borough Council has granted full planning and Listed Building Consent for the proposed conversion and partial rebuilding of three existing buildings for residential development. Listed Building Consent was granted on 18 January 2019 under Ref 20180381. Full planning consent was granted on the same date under Ref 20180380. Both applications have substantially the same summary:

‘The proposed conversion of and alterations to listed timber frame barn into a 4 bedroom dwelling; conversion/rebuilding of stables into a 3 bedroom dwelling, with carports and store and including linked addition at the rear for kitchen/diner and living room; demolition and removal of outbuildings, structures and paraphernalia and replacement of cart shed with outbuilding for use as carports and bin store; new boundary treatments, landscaping and other ancillary works including provision of parking spaces; and provision of new access arrangements to Black Cottage.’

The planning permission provides for a double garage for the use of Black Cottages (adjacent cottages owned by the Vendor), to be accessed from the north western side, and also a bin store which will serve both Black Cottages and the barn conversion scheme (shaded green on the disposal plan on page

4 of these particulars). It will be a condition of sale that the Developer upgrades the existing access and provides a gravel track to serve the retained cottages; constructs the garage / bin store set out in the planning permission; and erects a boundary fence between the barn development land and the cottages, prior to the commencement of construction. The aforementioned works will be to a specification to be agreed between the parties. The access will be included within the sale, though the Vendor will retain rights of way over these (for the benefit of access to the retained cottages and land, and the ability to connect services) with future maintenance obligations to be agreed. Offers are to be made on the basis that the Developer implements the extant planning consent in full (at the Developer’s cost and within a timescale to be agreed), whilst acquiring the freehold to the land edged red in the disposal plan.

Please note that the red line boundary for the proposed disposal does not comprise the entirety of the planning red line boundary as submitted under the aforementioned planning applications. Additional land (shaded blue on the disposal plan) may be available for purchase by separate negotiation.

The proposed development offers the following accommodation:

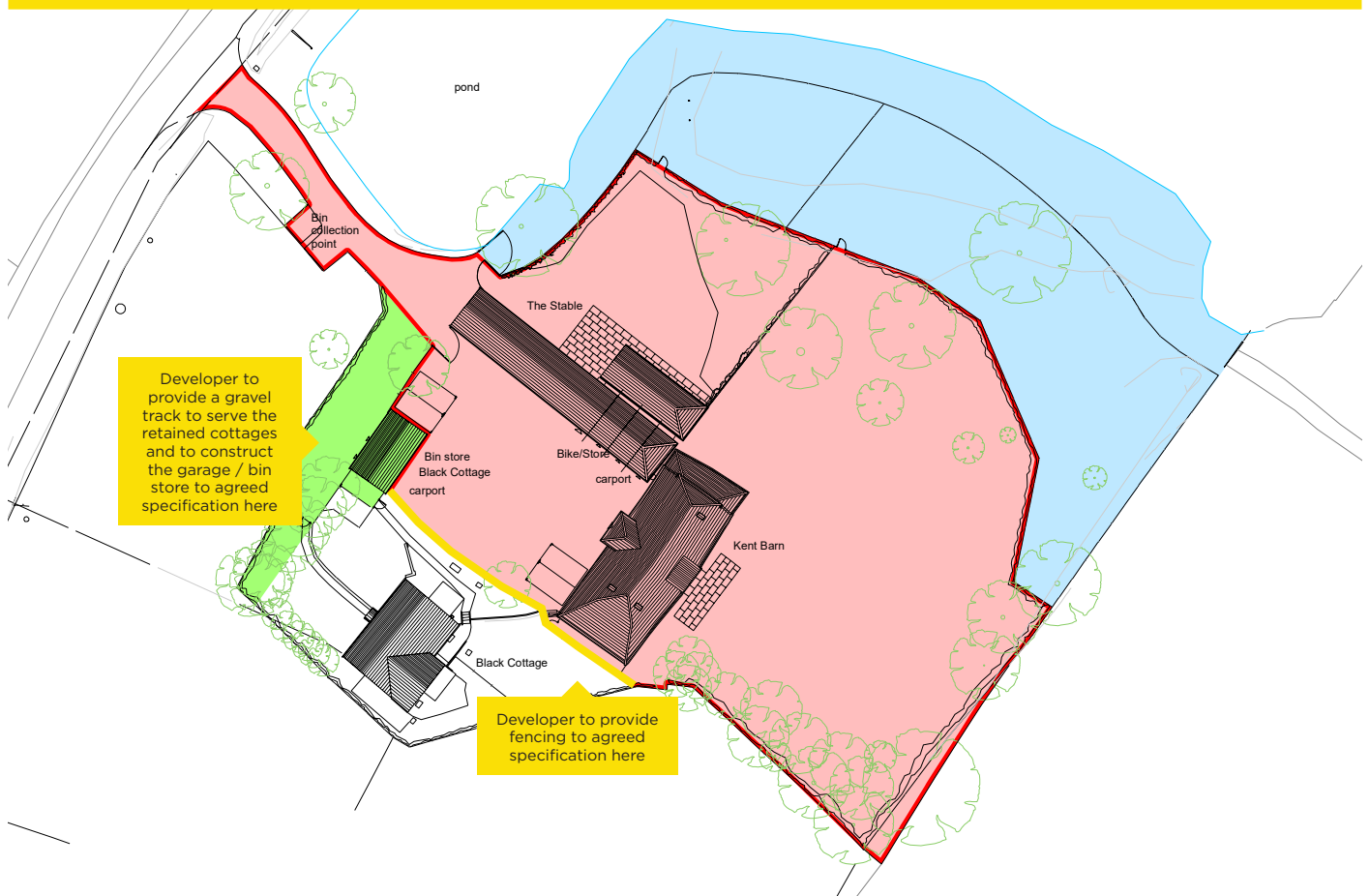
FLOOR AREA	GROUND FLOOR	FIRST FLOOR	ANCILLARY
Kent Barn 253 sq m / 2,723 sq ft	Kitchen/Dining; Utility; Larder; Boot Room; WC; Drawing Room/ Study; Snug; Bedroom (en suite)	Master bedroom (en suite); 2 x bedrooms; family bathroom; storage	Lean-to/store; garden store/bike store; two parking spaces
Stable 115 sq m / 1,238 sq ft	Kitchen/dining/living room; 3 x bedrooms (one with en suite, one with Jack and Jill en suite); utility room	N/A	Double car port

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## Tenure

Freehold with vacant possession. The land forms part of a wider freehold registered at the Land Registry under title number K444179. For the avoidance of doubt, the Vendor's retained adjoining land, including Black Cottages, is not included within the proposed disposal.

## Services

We understand that the adjacent cottages are served by mains water, electricity, drainage and gas.

## VAT

We understand that the Property is not opted for VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

## Method of Sale

The Property is offered for sale by informal tender. The offer deadline is Wednesday 6 November 2019. The Informal Tender Form is available on request.

## Further Information/Viewing

While the site can be inspected from Gore Green Road, on-site inspections are strictly by appointment only, enquires being directed to Kate Mortassagne at Savills, as below. An information pack is also available on request.



## Contact

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