

*Library Photograph**Library Photograph*

OFFICE WITH PERMISSION FOR RESIDENTIAL CONVERSION

FOR SALE

111.9 m² (1, 204 sq ft) approx.

**Myrtle Oast
Kemsdale Road
Fostall
Faversham
Kent, ME13 9JL**

- **Modern Offices with parking**
- **Good Access to the A299 Thanet Way**
- **Permission Granted for Conversion to 3 Bedroom House**

LOCATION

The property is located in Fostall, a small hamlet around 1 mile north of Hernhill, 5 miles east of Faversham and 7 miles north west of Canterbury.

It is within a relatively quiet rural settlement, mainly surrounded by agricultural land and low-density rural housing, but within 200 meters of the A299 Thanet Way which provides dual carriageway access to the A2 towards Canterbury and Dover and the M2 towards London.

DESCRIPTION

The property comprises a detached two-storey former Oast house which was converted to provide a self-contained office in 2004. It provides modern offices which feature:

- Gas Central heating
- Modern lighting
- Perimeter trunking with cat 5 cabling
- Carpets
- Kitchen/coffee making area
- Good natural light throughout

ACCOMMODATION

The building has the following net internal floor areas:

Floor	Accommodation	Area m ²	Area sq ft
Ground	Offices	46.3	498
	Kitchen	2.9	31
First	Offices	62.7	675
Total		111.9	1,204

The property has an enclosed and gated gravel parking area with space for 8 to 10 cars.

PLANNING

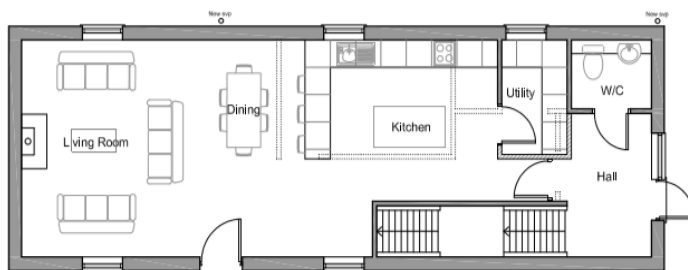
Permission has been obtained for change of use from offices to provide a detached 3-bedroom dwelling arranged as;

Ground Floor: Open plan living/dining room and kitchen, utility room and cloakroom/WC.

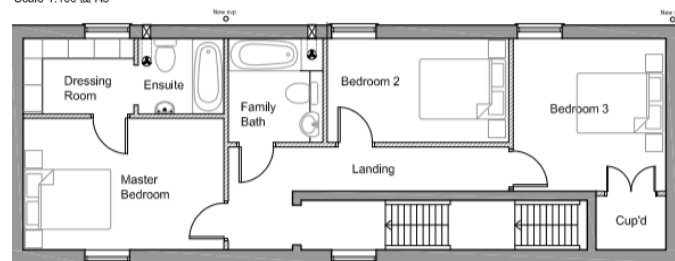
First Floor: Master bedroom with en-suite bathroom and dressing room, Two further double bedrooms and a family bathroom.

Outside: The car parking area is enclosed by a mature beach and hornbeam hedge. It is envisaged that part of the parking area will be landscaped to provide an attractive enclosed garden.

Copies of the plans and decision notice are available from the agents.



Proposed ground floor plan
Scale 1:100 @ A3



Proposed first floor plan
Scale 1:100 @ A3

NB: Plans not to scale

PRICE

Our client is seeking offers in excess of £275,000 for the sale of the freehold interest on an unconditional basis.

RATES

The current rateable value (RV) of the property is:
Offices & Premises **£8,100**

EPC

The property has been assessed within Band B (47).

VAT

VAT is not payable on the transaction.

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 Smartsearch to verify the identity and residence of purchasers.

LEGAL COSTS

Each party to bear their own.

VIEWINGS

Strictly by appointment through Sole Agents

BTF Partnership

Ned Gleave
William Hinckley

07717 711091
07771 600502

Details amended April 2020

BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.