



EQUUS

Country & Equestrian



Park House Farm Development Lenham Road

DEVELOPMENT OPPORTUNITY - An opportunity to acquire two agricultural buildings with PERMITTED DEVELOPMENT (reference 15/503502/PNQCLA); to replace with a detached 4 bedroom property (2012sqft) and two single storey attached 3 bedroom properties (total 2601sqft), located at the end of an 800metres farm track well away from any roads and being surrounded by farmland set adjacent to the original Farmhouse (also available for sale separately). This unique development site (see Artists Impressions to demonstrate the potential finished properties) is set in a prime location just a short distance from the popular village of Headcorn overlooking open countryside. Once the development is completed the finished properties are likely to appeal to a range of prospective buyers particularly those with country interests seeking a rural idyll. For the proposed site layout and floor plan dimensions of each dwelling - refer to the architects drawings. N.B. The guide price stated is for the whole plot with the relevant permitted development in place. The artists impressions demonstrate what the finished properties may look like but interested applicants will need to make their own enquiries to ascertain the build costs of the dwellings whilst adhering to current PERMITTED DEVELOPMENT & PLANNING & BUILDING REGULATIONS.

LOCATION & AREA AWARENESS

The pretty Wealden village of Headcorn is around 3.4 miles away and boasts a thriving high street of local shops and amenities including: Supermarket, bank, Post Office, chemist, Primary School, village hall, church, library, several Tea Rooms, pub and mainline railway station connecting to London Charing Cross/ Cannon Street in around one hour. Ashford International Station is only a short drive away and provides regular services to the continent and a high speed railway service to St Pancras in 38 minutes. There is also access to a number of major road routes including the M20 linking to the M26/M25 giving access to the international airports of Gatwick and Heathrow, as well as the Channel Ports at Folkestone and Dover. The area is particularly well known for the quality of schools, both in the private and state.

LAND & GARDENS

The garden design will be subject to the builders design based

around the plot size. The plot size is approx. 0.5 acres (*TBV). The acreage stated at the property is 'TBV - *To Be Verified', which means that the land has not been formally measured by Equus and or its sellers/clients other than by obtaining the Title Plan from Land registry where available, with the boundary and acreage clearly stated/marked. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact size of the entire plot, they will be required to make their own arrangements by appointing the services of an accredited company who can measure the boundary for a compliant Land Registry Title Plan.

PUBLIC RIGHTS OF WAY: There are public footpaths which run near the farmhouse; one footpath runs along the drive/track from the Lenham Road way and then splits West and East, but also continues Northwards between the adjacent farm buildings and farmhouse. Please refer to an OS Map for further information.

SERVICES & OUTGOINGS

TENURE: Freehold

ADDRESS: Park House Farm, Lenham Road, Headcorn, Ashford, Kent TN27 9LJ

LOCAL AUTHORITY: Maidstone Borough Council

SERVICES: All services will need to be investigated by the interested parties. The farmhouse currently has: Oil central heating. Water Meter. Private septic tank

TAX BAND: Not set by local authority

HELPFUL WEB SITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: www.goodschoolsguide.co.uk - www.homecheck.co.uk www.floodrisk.co.uk - www.environment-agency.gov.uk - www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent Equus Country & Equestrian, South East

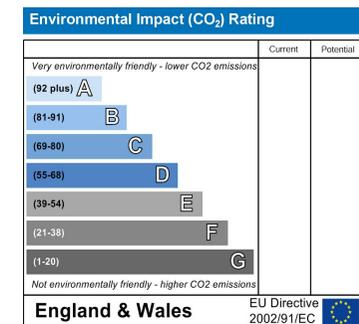
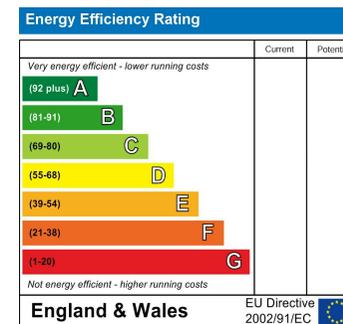
T: 01892 829014

E: sales@equusproperty.co.uk

Prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused. If inspecting the outbuildings, equestrian facilities or any other building within the grounds it is advisable to wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

DIRECTIONS

Travelling from Maidstone on the A274 to Headcorn, approaching Headcorn, at the crossroads with the White Horse Public House on your right, take a left turn into Kings Road, which then becomes Lenham Road. Approx 3.5 miles from these crossroads and the property will be on the right where there is a Five Bar gate with the name on the side of the property , travel all the way up the drive/track to the properties.



PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

Price £500,000



UKLAND and FARMS.co.uk

