



EQUUS

Country & Equestrian



THE GRANGE

DEVELOPMENT OPPORTUNITY SET IN 6 ACRES (*TBV) - An opportunity to acquire a detached agricultural barn with PERMITTED DEVELOPMENT (reference 15/504824/PNQCLA 23rd JULY 2015) to replace with a terrace of 3 properties with each dwelling having the benefit of 2 ACRES of adjoining pastureland (See Artists Impressions to demonstrate the potential finished properties). This unique development site is set in a prime location in a small rural hamlet 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 Equestrian interests seeking a budget property with land offering a chance to stable their horse/s at home rather than in livery. 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 enquirers to ascertain the build costs of the 3 dwellings whilst adhering to current PERMITTED DEVELOPMENT & PLANNING & BUILDING REGULATIONS.



PROPOSED ACCOMMODATION

An agricultural barn for conversion into x3 units under Permitted Development set in 6 acres (*TBV) with each unit to have approx. 2 acres of pasture and own access.

The drawings enclosed within the brochure are an ARTISTS IMPRESSION based on what could be built under the Permitted Development.

All applicants should ascertain the cost of the building the units whilst adhering to the PERMITTED DEVELOPMENT, CURRENT BUILDING REGULATIONS & HIGHWAYS regulations.

REF: 15/504824/PNQCLA granted 23rd July 2015.

LOCATION

The pretty Wealden village of Headcorn is around 2.4 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 / GROUNDS

Each property will have approx 2 acres (*TBV) of land leading out from the back of the property with access to one side for the two end properties and access from the road for the middle property.

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.

SERVICES & OUTGOINGS

TENURE: Freehold

ADDRESS: The Grange, Southernden Road, Headcorn, Kent TN27 9LL

LOCAL AUTHORITY: Maidstone Borough Council

SERVICES: All services will need to be investigated by the interested parties

TAX BAND: Not set by local authority

HELPFUL WEBSITES

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

GENERAL NOTES ON WRITTEN INFORMATION

If you are viewing one of our properties through an external website such as Right Move or Zoopla, certain information placed within the sales details may be stripped out of the text; these may include external websites names, currency signs and useful telephone numbers. Furthermore, the site marker / map pin will not necessarily show where the property is located - so please refer to our own website www.equusproperty.co.uk where it is likely to be more accurate, but not guaranteed.

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

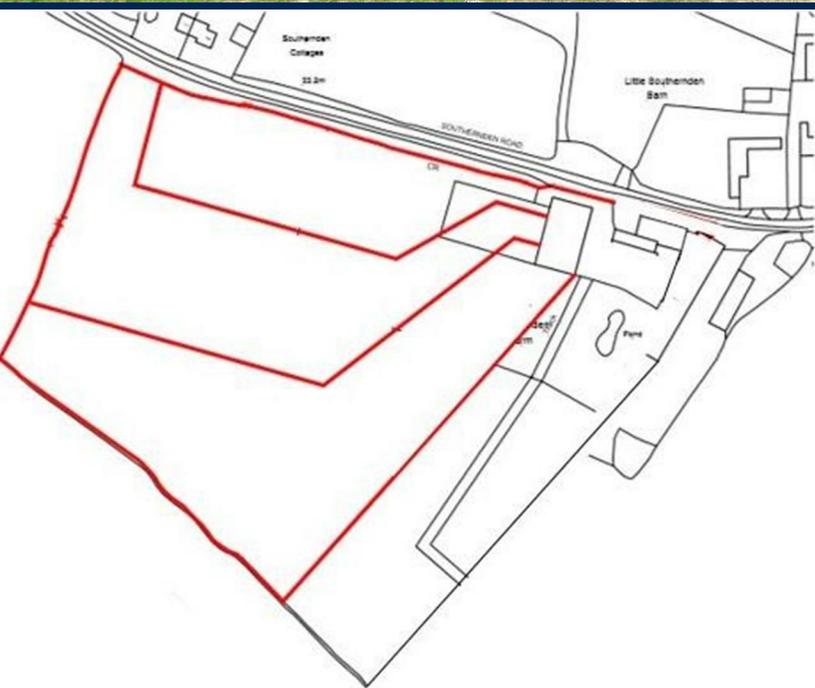
Prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused. If inspecting the outbuildings, equestrian facilities or any other building within 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 2.5 miles from these crossroads and Southernden Lane will be on the right. Turn right and proceed down the lane approx 0.5 miles and the barn will be on the right.

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 £600,000



GENERAL

These drawings remain the copyright of Robert Shreeve Associates and shall not be copied in any format without their approval in writing. The issue of the drawing in digital format (CD, memory drive, e-mail) encloses the named recipient only to utilize the electronic drawing that are visible in paper space at the time of issue for the purposes of the named project only.

Robert Shreeve Associates accept no responsibility for the accuracy or currency of data on digitally issued drawings that, at the time of issue, is not visible in paper space viewpoints or is located in areas that are switched off.

The contractor is not to scale the drawing - figured dimensions to be used. All dimensions, tolerances and information to be used on site prior to commencement of works by Contractor.

Robert Shreeve Associates are to be notified immediately on discovery of any errors, omissions or discrepancies on drawings.

All dimensions indicated are structural unless specifically noted to the contrary.

Rev:

project title
Little Southernden Barn, Southernden Road
Headcorn

drawing title
site location plan

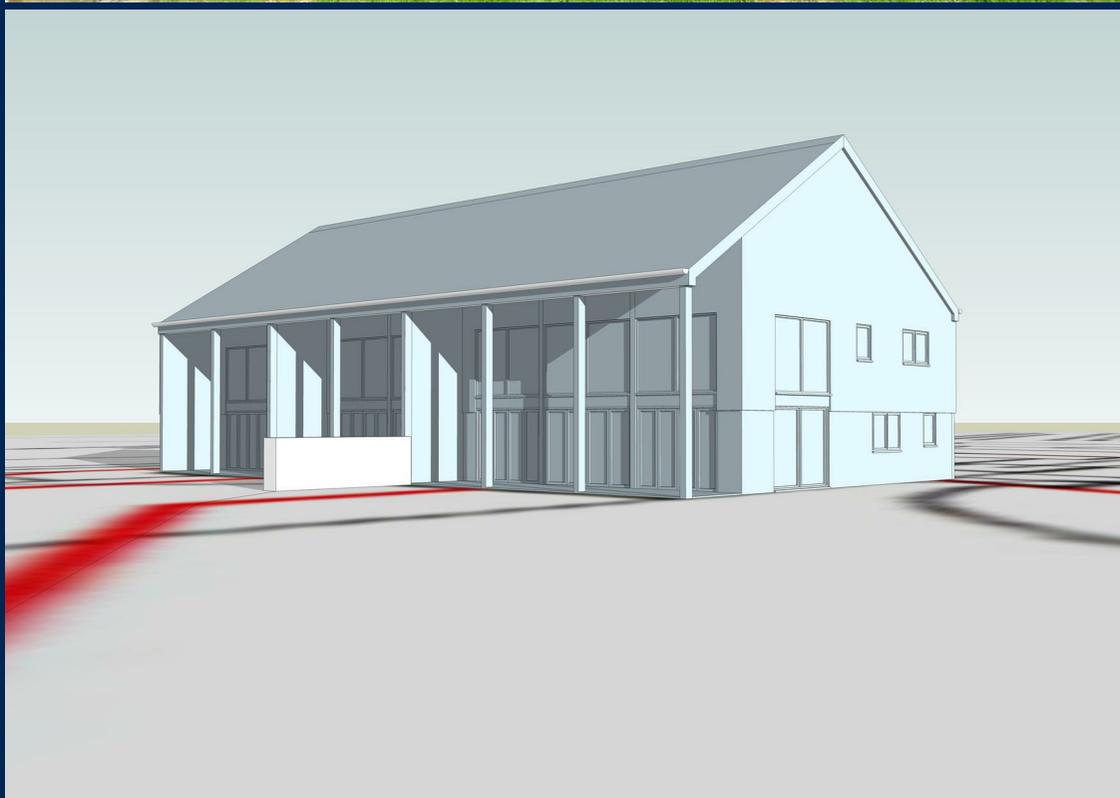
scale 1:1250 at A3	drawn BLM	auth. by RAS	date apr 2017
-----------------------	--------------	-----------------	------------------



Robert Shreeve Associates
 Architect & Design Consultants

1 Stable Offices Furnace Farm Furnace Lane
 Lamberhurst Tunbridge Wells Kent TN3 8LE
 Tel: 01892 891111
 E-Mail: info@robertshreeveassociates.co.uk
 Web: www.robertshreeveassociates.co.uk

drawing number
RS17.12.SP01







UKLAND and FARMS.co.uk



ground floor

first floor

east elevation

west elevation

north elevation

south elevation

PRELIMINARY ONLY

For the avoidance of doubt requirements 13.14.17, 13.14.18 and 13.14.19 of the Building Regulations 2010 apply.

proposed floor plans and elevations

DATE: 13.08.2017

BY: [Signature]

FOR: [Signature]

PROJECT NO: [Number]

PROJECT: Little Southenden Barn, Southenden Road, Headcorn

Robert Shreeve Associates Ltd

1 Station Office, Pumping Station, Purbeck Lane, Wareham, Dorset, DT99 9NR, UK
 T: 01929 433333
 E: info@robertshreeveassociates.co.uk
 www.robertshreeveassociates.co.uk

Planning Number: 1617/11/0009

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	