

EXCEPTIONAL HISTORIC BARN CONVERSION OPPORTUNITY

FULL PLANNING PERMISSION FOR CONVERSION OF 2 LISTED BARNs TO
CREATE TWO LARGE DETACHED DWELLINGS IN OSPRINGE, FAVERSHAM



Queen Court Barns

GUIDE PRICE: £300,000

Water Lane, Ospringe,
Faversham, Kent ME13 8UA

For Sale

Summary

A rare and exceptional opportunity to acquire two historic barns in a semi-rural location in close proximity to the popular market town of Faversham. Full planning permission and Listed Buildings Consent has been granted for the conversion of the barns to provide one large 4-bedroom dwelling with a 1-bedroom annexe and one large 3-bedroom dwelling.

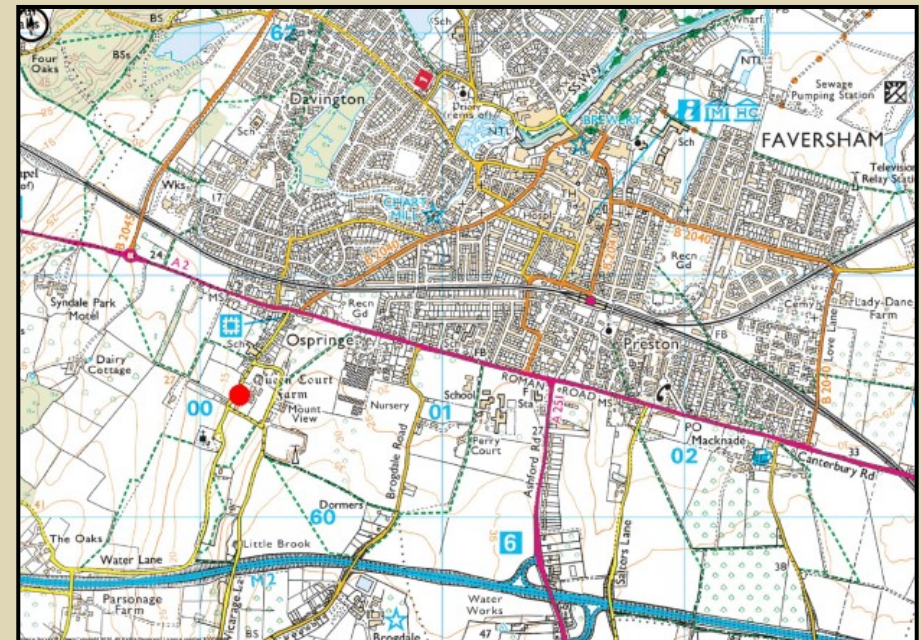
We are seeking unconditional offers for the freehold interest.

Location

The property is situated in a semi-rural location on Water Lane to the south of Ospringle. The village of Ospringle is about 1 mile to the south west of Faversham town centre, which is one of England's most charming and historic market towns.

The town provides an interesting mix of shopping facilities and Historic Buildings and streets, offering a wide range of shopping facilities, a cinema, swimming pool and golf courses nearby.

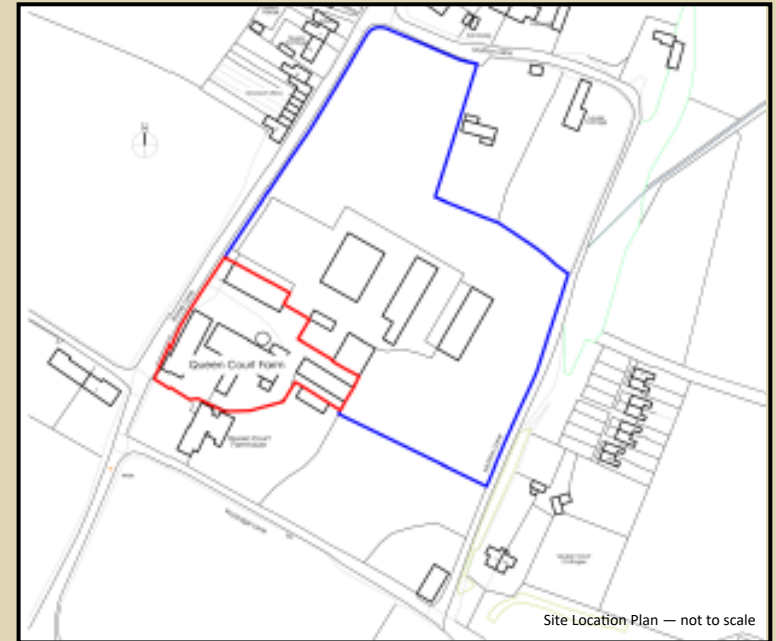
Junction 6 of the M2 is approximately $1\frac{3}{4}$ miles from the property and Faversham's mainline station is just over 1 mile away with high speed trains to London St Pancras in just over 1 hour.



Description and site area

The property offered for sale consists of two historic barns, which are both Grade II listed. Barn 1 comprises a large barn aligned north-south along the western boundary of the site with Water Lane, while a second large barn (Barn 2), referred to as the 'Great Barn' extends east from the north end of Barn 1. A small narrow granary range extends southwards from the centre of Barn 2, where it is attached by a short section of red brick wall. Included within the site are an existing Dutch Barn and outbuilding which are to be demolished as part of the proposed development of the site.

The land and property offered for sale is shown edged red on the site location plan for identification purposes only. The land outlined in blue is owned by the vendor and comprises a former farm yard. The vendor is in the process of considering a quality re-development of the site subject to planning. Further information available upon request.



Planning and Development Proposals

Full Planning Permission (Ref: 19/505888) and Listed Buildings Consent (Ref: 19/505890) were granted by Swale Borough Council on 9th November 2020. There are 17 conditions attached to the planning consent the majority of which are fairly standard.

Barn 1 will convert to create a large open plan kitchen/living/dining area, a separate snug room, 2 bedrooms (one with en-suite) and a bathroom at ground floor level and a further bedroom with en-suite on the first floor. Barn 1 will provide 2,809 sq ft (261 m²) of accommodation.

Barn 2 will convert to provide a very large open plan area on the ground floor for kitchen/dining/living/study areas, together with 2 bedrooms both with en-suites and 2 further bedrooms on the first floor both with en-suites. Barn 2 will provide 4,617 sq ft (429 m²) of accommodation.

The Annexe to Barn 2 comprises of a good sized 1 bedroom dwelling with kitchen and living room at ground floor level and the bedroom and en-suite on the first floor. The Annexe will provide 1,141 sq ft (106 m²) of accommodation.

A new garage will be built to provide 6 parking bays and storage for both barns.

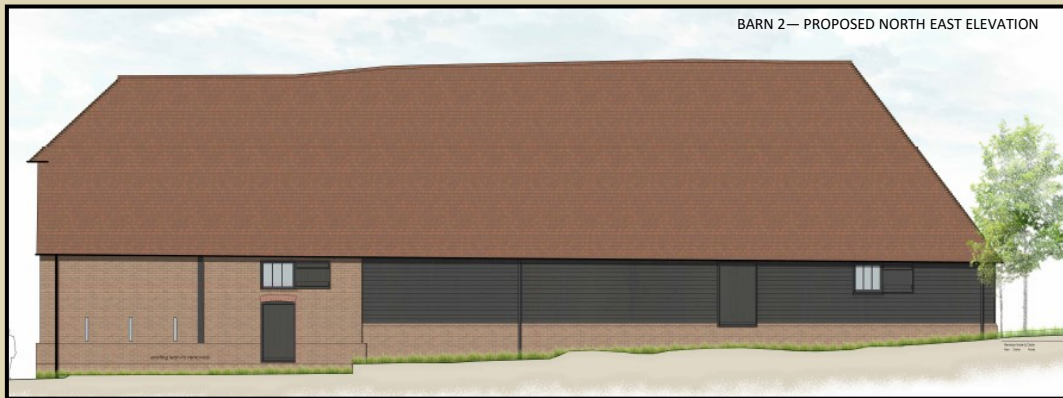




BARN 2 — NORTH EAST ELEVATION



BARN 1 — PROPOSED SOUTH EAST ELEVATION



BARN 2 — PROPOSED NORTH EAST ELEVATION



BARN 1 — SOUTH EAST ELEVATION

Services, Tenure & VAT

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development. The site is to be sold on a freehold basis with vacant possession upon completion. The site is registered for VAT and VAT is chargeable on the sale price.

Additional Information

The following reports and plans are available to view and download from our website www.rpcland.co.uk:

- Plans and Drawings
- Design & Access Statement
- Decision notices
- Planning Committee Report
- Structural Survey
- Heritage Assessment
- Topographical Survey
- Bat & Barn Owl Survey
- Flood Risk Assessment

Method of Sale

The site is available by Private Treaty and offers for the freehold interest are invited on an unconditional basis. Bids must be emailed to Mark Linington at m.linington@rpcland.co.uk. In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of any abnormal costs allowed for;
3. Details of any due diligence required prior to exchange of contracts;
4. Confirmation of funds.

The vendor reserves the right not to accept the highest nor any bid made for the site.

NB The property is registered for VAT and VAT will be chargeable on the price.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

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Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

Agent Details and Viewings

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk

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