



£9,100 Per Annum

Cherry Tree Barn, Grove Road, Selling, Faversham, ME13 9RN

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George Webb Finn are delighted to offer this former poultry shed to the market, with potential for a number of commercial uses. The barn is of timber frame construction and is currently arranged in an open plan layout extending to approximately 240 sq. m (2,605 sq. ft) of versatile use. The barn requires improvement works in order to bring it up to a standard of condition suitable and safe for occupation for a tenant.

## Location

The property is situated on Grove Road, in the village of Selling. It is 5 miles south of Faversham town centre and junction 7 of the M2. Junction 7 of the M2 is only 3 miles north of the property, with Sittingbourne and Canterbury both approximately 10 miles away.

## Description

Cherry Tree Barn is constructed in a vernacular style with an asbestos-cement sheet roof, extending to approximately 242 sq. m (2,605 sq. ft). The property has large double doors at each end with natural ventilation throughout. The property requires substantial improvement work to make it safe, watertight, and compliant.

Any prospective tenant will need to make their own enquiries with the relevant authorities in respect of connecting mains services such as water and electricity, as well as making arrangements for foul drainage.

## Planning

Where necessary, any prospective tenant will need to make enquiries with Swale Borough Council to confirm whether their proposed use falls within the current planning consent for agriculture, or whether they will need to make a planning application for a change of use.

## Terms

- General Storage Building
- Rural Location

Rent - £9,100 PA

Agreement Fee - £500 plus VAT

Deposit Held - £3,000

Term - 1 - 3 years

Viewing - Strictly by appointment only



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and Rural Property Specialists

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