



The Stables and Farmyard Lower Road, Sheerness, ME12 3RL

Offers In Excess Of £1,500,000

A unique opportunity to purchase The Stables being an existing residential unit and a range of farm buildings with planning permission for demolition of part and conversion of part to provide 7 No. dwellings with the potential for the site to deliver further development opportunities, subject to obtaining the necessary consents, all within a site extending to 0.838 hectares (2.070 acres)

The Stables and Farm Buildings

The Stables and Farm Buildings - £1,500,000

The Stables and Farm Buildings with consent under either full planning permission or prior notification for the for change of use of agricultural buildings to provide 4 No. dwelling houses; conversion of existing agricultural buildings to provide car barns, demolition of an existing agricultural building, change of use of the land to residential garden and associated parking and landscaping works; and the demolition of an existing agricultural building and conversion of 2 No. Existing barns to provide 3 No. residential dwellings, including change of use of land to residential garden land and associated parking and landscape works.

Method of Sale

The property is offered for sale by private treaty. The right is reserved to take the Property to auction or tender at a later date.

The Stable

On the opposite side of the access into Cowstead Farm are the converted stables. These comprise an open planned living room/kitchen, family bathroom, two bedrooms and dressing room/study off the primary bedroom.

The gross internal floor area is 1,156 ft² (107 m²).

Farm Buildings

Extensive range of steel and concrete portal-framed and traditional farm buildings situated within a large farm steading extending in all to about 0.954 hectares (2.375 acres). The layout of the buildings is identified on the block plan in these particulars and are summarised as:

- 1. Steel framed open fronted Dutch barn with metal sheets covering roof sides and rear elevations.
- 2. Concrete framed grain store with concrete floor, block walls and asbestos sheet side cladding and roof.
- 3. Open fronted lean-to with asbestos sheet roof and sides.
- 4. Single storey brick built dairy building with adjacent open fronted storage under a slate roof. Part used for garaging of vehicles.
- 5. Courtyard of brick-built stables with timber cladding to front and asbestos sheet roof.
- 6. Concrete framed barn with asbestos sheet cladding to front and roof.
- 7. Timber framed and clad Period barn with asbestos sheet roof.
- 8. Single storey brick-built hay store with asbestos sheet roof.

The Farm Building have the benefit of the followin

23/504457/PNQCLA - Prior notification for the

change of use of agricultural buildings to 4no. dwelling houses and associated operation development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses. Prior Approval granted 15 December 2023.

23/502812/FULL - Conversion of existing agricultural buildings to provide car barns, demolition of an existing agricultural building, change of use of the land to residential garden and associated parking and landscaping works. Granted consent on the 15 October 2024.

24/501284/FULL - Demolition of existing agricultural building (Block I) and conversion of 2no. existing barns (Blocks B and C) to provide 3no. residential dwellings, including change of use of the land to residential garden land, and associated parking and landscaping works. Application permitted 28 October 2024.

The development comprises:-

Unit Property Type No. of Bedrooms m² ft²

- Block B Unit 1 Single storey semi-detached 2 72.30 778
- Block B Unit 2 Single storey semi-detached 2 72.30 778
- Block C Unit 3 Attached single storey 3 122.50 1,319
- Block F Unit 4 Attached single storey 2 90.67 976
- Block C Unit 5 Attached two storey 4 174.04 1,873
- Block A Unit 1 Single storey semi-detached 3 107.00 1,152
- Block A Unit 2 Single storey semi-detached 3 107.00 1,152

EPC

The Stables D

Hectares (& Acres)

The areas provided are for guidance only and are given without responsibility. Any intended purchaser(s) should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the areas.

Fencing & Boundaries

The purchaser(s) must satisfy themselves on the location of the boundaries from the Land Registry plans and the Vendor's deed plans (where available). The Buyer shall erect and thereafter maintain a boundary fence on the permitter of the property to a minimum specification to be agreed.

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with George Webb Finn.

Mineral, Sporting and Timber Rights

All mineral, sporting and timber rights are included in the sale in so far as they are owned by the Vendor.

VAT

The Vendor has not made a voluntary election of the land for VAT.

Town & Country Planning

The property is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser(s) will be deemed to have full knowledge and to satisfy himself with the provisions of any such matter affecting the property.

Rights & Easements

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage and electricity supply and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves, masts, pylons, stays, cables, drains, water, gas and other pipes.

Plan

The plan and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

The property is shown edged and coloured red on the Plan.

Access and Services

A right of way of a minimum width of 6m is to be reserved for all purposes with or without vehicles over the roadway between points "A" and "B" and "A and C" shown on the plan. The Seller shall reserve rights to lay and connect into services under or in the right of way between points "A" and "B" and "B and C" shown on the plan. The Buyer shall erect and thereafter maintain gates at points A, B and C on the plan.

Photographs

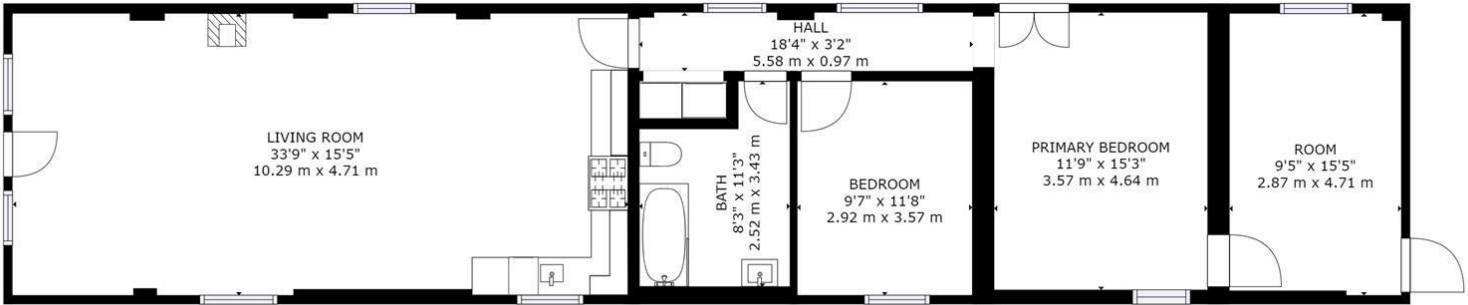
The Photographs included within these particulars were taken March 2025.

Local Authority

Swale Borough Council – 01795 417850

Offers Invited in Excess of £1,500,000

Floor Plan

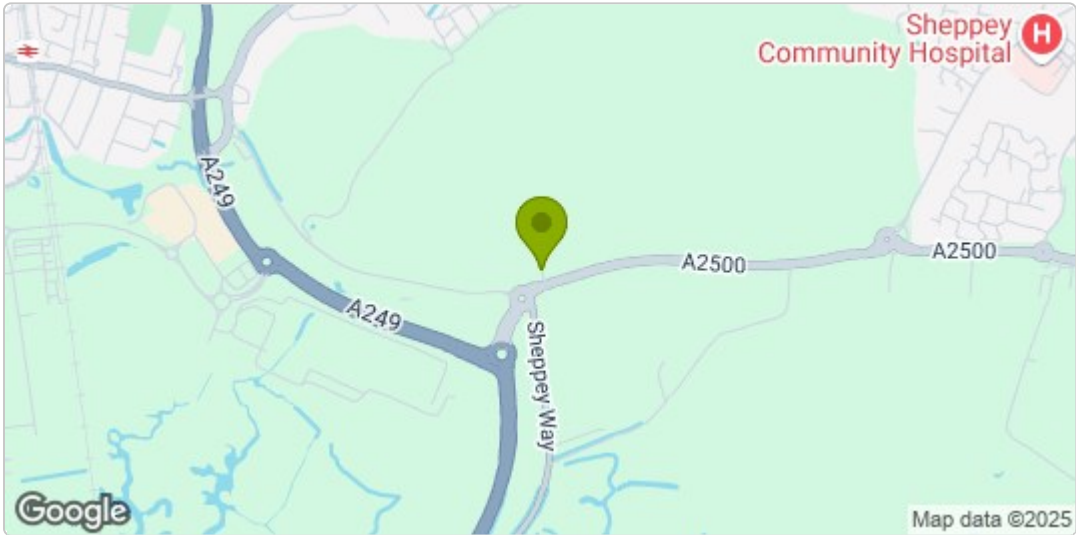


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1156 sq. ft, 107 m2
TOTAL: 1156 sq. ft, 107 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

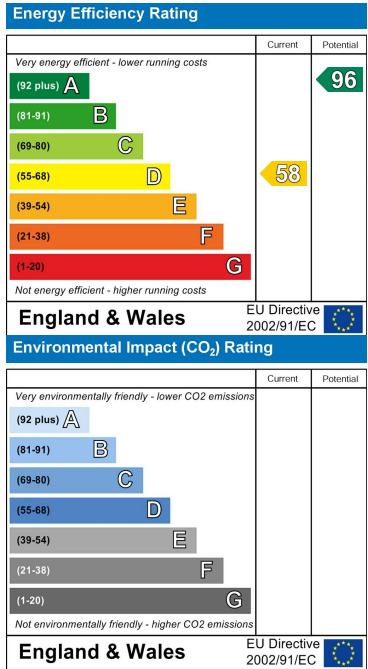


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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