



**Substantial Grade II Listed Farmhouse, in
Rural Setting, Requiring Modernisation
(Subject to any Consents)**

**Stone House Farmhouse
Dillywood Lane Wainscott
Rochester Medway ME3 8EN**

Site Description

Brought to the market for the first time in more than three hundred years, Stone House Farmhouse is a large, 7 bed, Grade II listed property that dates from around the 18th century. Though in need of renovation, the Farmhouse's impressive scale and rustic charm offers the potential for either an exciting executive home, or if subdivided, possibly multiple units, (subject to the necessary planning consents). Stone House Farmhouse offers an exciting canvas for anybody wishing to create their dream house in the country.

The house is located to the north of Rochester, in the parish of Frindsbury, in an attractive greenbelt location. Bounded by Dillywood Lane to the north, farmland to the west, and Stone House Farm to the south and east, this property benefits from the picturesque rural location.

Stone House Farmhouse (Lot 1) and the adjacent Stone House Farm (Lot 2) are currently on the market in two separate lots. Details for both Lots are on our [website](#) Stone House Farm currently has a planning consent for the conversion of former agricultural buildings into 5 new dwellings ([MC/21/0608](#)) & ([MC/21/0609](#)). Because of this rural development, there is a second planning consent which outlines that the access to Stone House Farmhouse, will have to be changed from via Stone House Farm, to directly from Dillywood Lane ([MC/21/0655](#)). Listed Building Consent May be required.

Despite the attractive countryside setting, Stone House Farmhouse is only 2.5 miles from the historic city of Rochester, with its national rail services, (37 minute train service to London Bridge), local schools, shops and other amenities. Moreover, the site is only 0.5 miles from the Wainscott bypass, which offers excellent onward connections, via the A2/M2, M20 and M25 to London, Bluewater and the coast.

The Rochester area also offers plenty of history and culture with

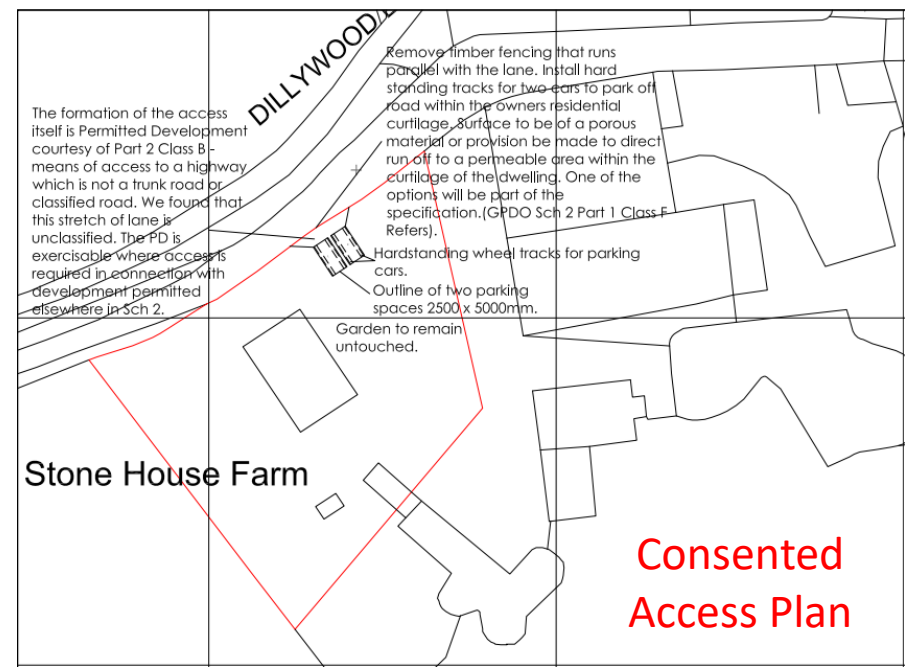


Plans, Drawings and EPC

Floor Plan



Block Plan



Stone House Farm
 Dillywood Lane
 ROCHESTER
 ME3 8EN

Energy rating

G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	11 G	

Sales and Viewing Information

Services

- All intending purchasers are strongly advised to make their own enquiries with the relevant statutory undertakers to ensure availability and adequacy of any services.

Tenure

- The site is to be sold Freehold with vacant possession on Completion.

VAT

- To be confirmed

Legal Note

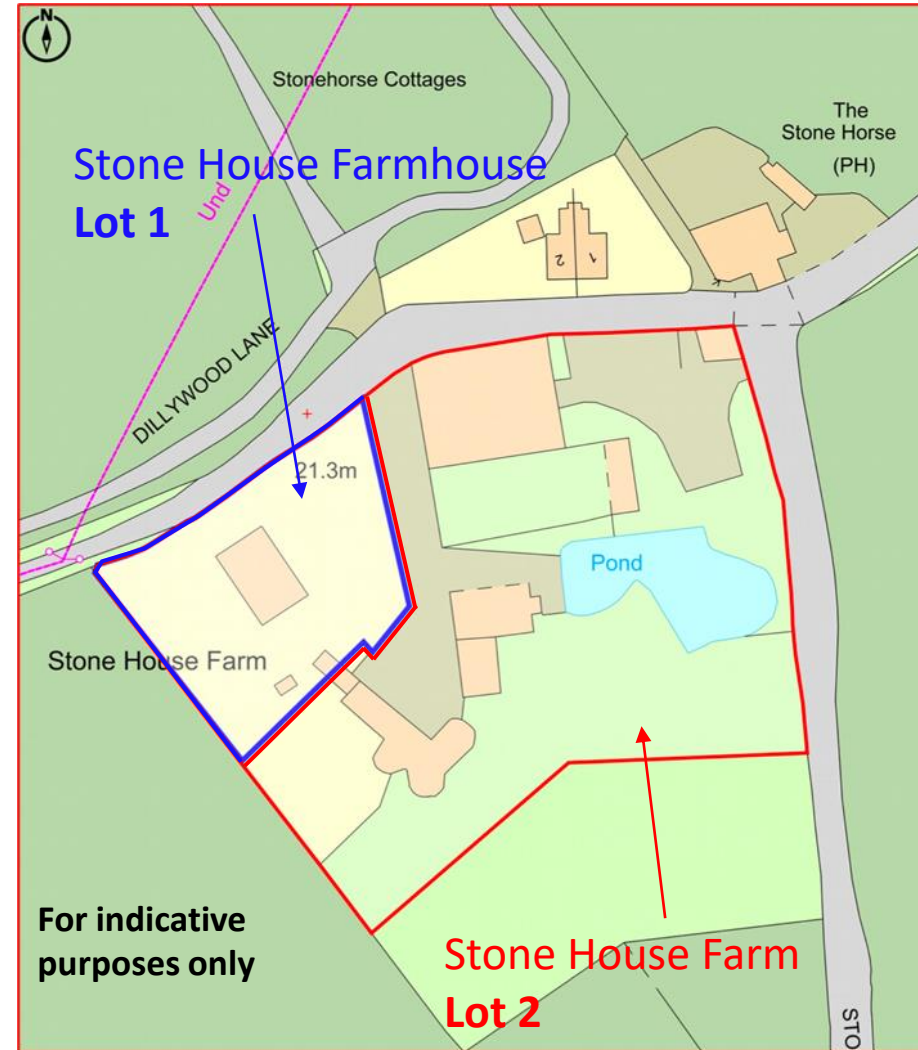
- Should the site be sold in two lots the sellers may reserve any required access & servicing rights over the individual lots.

Method of Sale

- Offers are invited by way of private treaty for the whole site or for individual lots, (subject to contract). All bids must be submitted in writing to RPC's Tonbridge Office. p.bowden@rpcland.co.uk
- In submitting a proposal please include the following:
 - Offer price and confirmation of the associated area (whole or part).
 - Details of any assumptions and conditions, including any abnormal costs.
 - Due diligence already undertaken, including confirmation of reviewing the website information
 - Due diligence required prior to exchange of contracts along with associated timeframe.
 - Confirmation of exchange and completion timescales.
 - Proposed use of the development scheme.
 - Confirmation of purchasing entity, including full contact details.
 - Board approval status or required process. confirmation of funds, (including Bank./Loan confirmation if required.)
 - Full solicitor's details
 - Previous track record of similar purchases.
 - *Details of any overage which may be paid in light of improved planning consents*
- The Vendor reserves the right not to accept the highest nor any bid made for the site.
- As a regulated industry under anti-money laundering regulations RPC Land & New Homes will need to verify the identity of the purchasers and this will be completed before Heads of Terms are issued.

Viewing

- Strictly by appointment with RPC Land & New Homes, Tonbridge office 01732 363633.



Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



Misrepresentation Clause

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