

# Exciting Development Opportunity for Sale in 2 Lots



Potential Opportunity to Modernise Substantial existing Farmhouse (Subject to Consents), and Planning Permission Granted to Covert former Agricultural Buildings into 5 Residential Units

Stone House Farm 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 Farm is a rare development opportunity. The site is located to the north of Rochester, in the parish of Frindsbury, in an attractive greenbelt location. Bounded by Dillywood Lane to the north, Stone Horse Lane to the east, and farmland to south and west, the site benefits from a distinctive rural charm. Despite this, Stone House Farm 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 several impressive landmarks, including Rochester Cathedral, Upnor and Rochester Castles, and Chatham dockyard.

**The site has been divided into 2 lots:**

## **Lot 1 is principally the existing house**

**Stone House Farmhouse** is a large Grade II listed building that dates from around the 18<sup>th</sup> 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).

## **Lot 2 consists of the former agricultural buildings**

The agricultural buildings date from the 19<sup>th</sup> century and are taken to be curtilage listed. This part of the site comprises of a triple **Oast** with store, a cart shed/barn (**South Barn**), cattle shed (**North Barn**) and covered yard. The planning consent is to convert the 3 agricultural buildings into 5 dwellings.



# Planning

## Lot 1 Stone House Farmhouse

Stone House Farmhouse is a 7 bed, Grade II listed, detached property, which is circa 3,950 ft<sup>2</sup> (including cellar).

## Lot 2 Agricultural Buildings

The planning consent for **Lot 2** is to convert the three agricultural buildings into 5 dwellings, as follows:

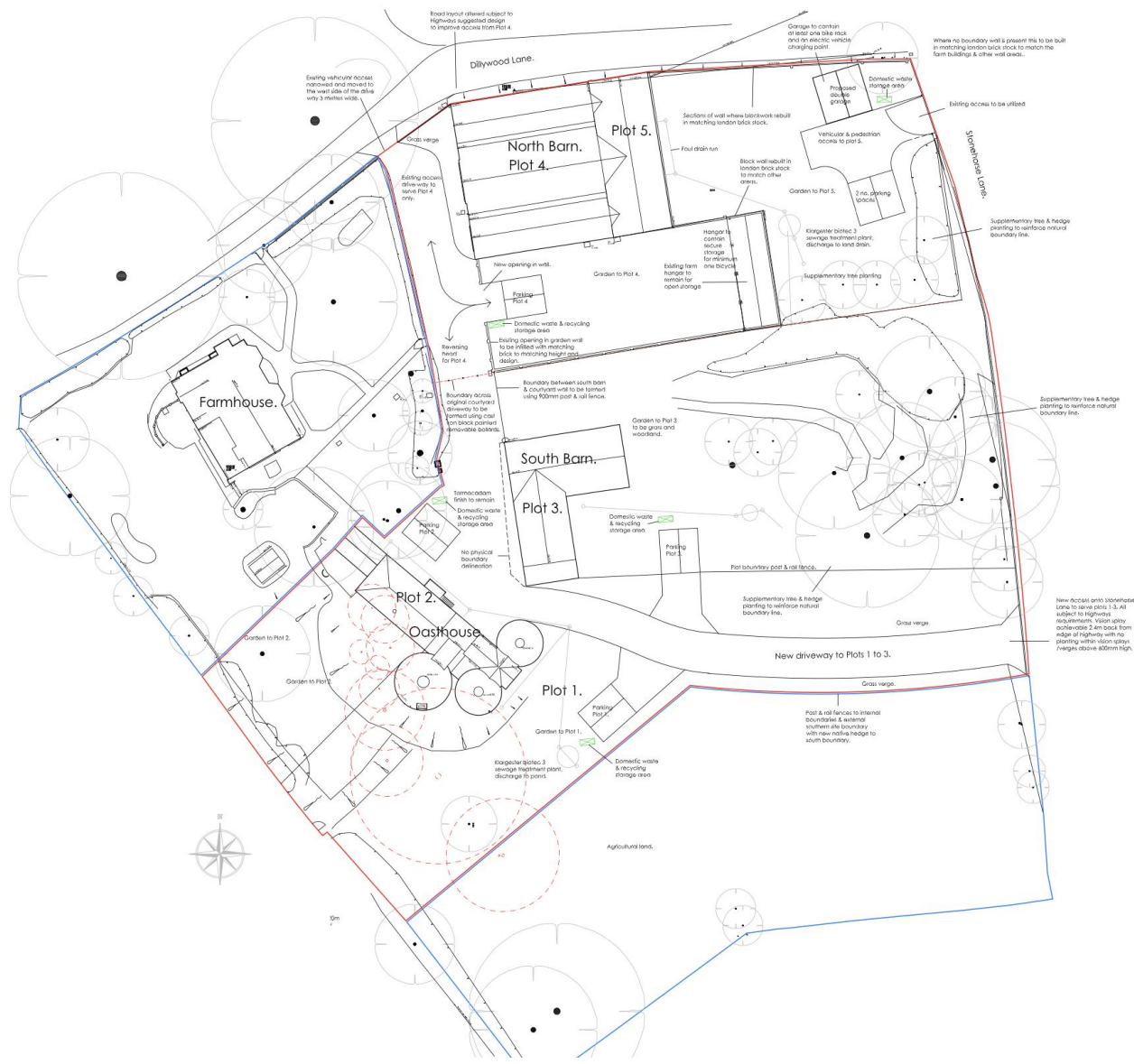
**Plots 1 & 2 - Oast** – the triple kiln Oast with store is to be converted into two 3 bedroom homes.

**Plot 3 - South Barn** – the single storey barn is to be converted to a 2-bedroom home.

**Plots 4 & 5 - North Barn** – the Cattle Shed to be converted to two substantial 4-bedroom homes.

## Schedule of Accommodation

Plot	Description	Beds	M <sup>2</sup>	Ft <sup>2</sup>
1	Oast Semi	3	210	2260.42
2	Oast Semi	3	140	1506.95
3	South Barn	2	159	1711.46
4	North Barn	4	330	3552.09
5	North Barn	4	264	2841.67



# Planning

## Relevant Planning History

### Lot 1 Stone House Farmhouse

- [Application for lawful development certificate \(proposed\) to remove an existing modern white timber fence, excavate existing grass away to allow the installation of the parking hardstanding strips for two cars. The hardstanding strips will be porous to prevent any surface water discharging onto the road.](#) Ref. No: MC/21/0655 | Status: Approval

### Lot 2 Agricultural Buildings

- [Listed building consent for change of use and conversions of redundant agricultural buildings to 5 residential dwellings with associated parking.](#) Ref. No: MC/21/0609 | Status: Approval with Conditions
- [Change of use and conversions of redundant agricultural buildings to 5 residential dwellings with associated parking.](#) Ref. No: MC/21/0608 | Status: Approval with Conditions



# 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

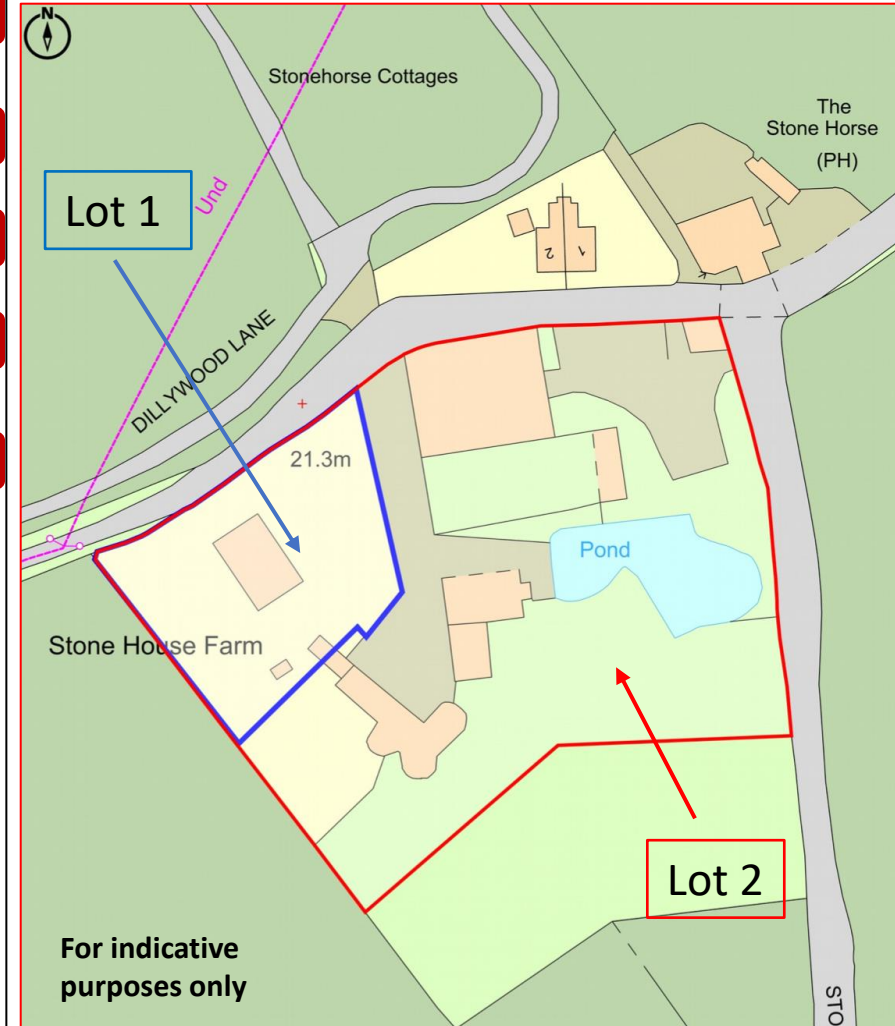
- Should the site be sold in two lots the sellers may reserve any required access & servicing rights over the individual lots.

## 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](mailto: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

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