



**GORE FARMYARD, GORE FARM, UPCHURCH, SITTINGBOURNE, ME9 7BE**



Upchurch 1 mile

Rainham Railway Station 2.2 miles

Central London: 43 miles

## GORE FARMYARD, GORE FARM, UPCHURCH, SITTINGBOURNE, ME9 7BE

A former farmyard now enjoying consents for development of three residential dwellings with further agricultural buildings.

Price Guide: £550,000 - £600,000



**VIEWING:** Strictly by appointment with the selling agents Lambert & Foster's Paddock Wood Office (01892 832325).

**DIRECTIONS:** The postcode of the property is ME9 7BE. From the Key Street roundabout at the intersection of the A2 and the A249, head west on the A2 Keycol Hill for approximately 2.6 miles before turning right onto Oaks Lane. Head towards Upchurch and after approximately 0.9 miles turn right onto Chaffs Lane before taking the next right onto Oast Lane. After approximately 0.2 miles the yard is located on the left hand side of the lane.

**WHAT3WORDS:** Using the What3Words app, the gated access is situated at clouds.triathlon.lordship

**SITUATION:** Gore Farm is located on the immediate south side of the village of Upchurch in Kent. Upchurch is a well served village with good local amenities and easy access to Sittingbourne and the

Medway Towns via the A2. Nearby Newington and Rainham have mainline railway stations with connections to Central London in about an hour. The farmyard is accessed from the village though a small residential housing estate leading to Oast Lane which then connects through to the farmhouse and the yard.

### GORE FARMYARD

**DESCRIPTION:** Gore Farmyard is located to the immediate east of an attractive Grade II listed farmhouse and comprises a range of farm buildings, some of which now benefit from a change of use to residential. The individual buildings are more particularly described below.

**The Old Dairy (A)** is an attached single storey building of brick construction under a corrugated fibre cement roof on a footprint of approximately 1,003 ft<sup>2</sup> (93 m<sup>2</sup>). The building benefits from a Class Q residential change of use granted by Swale Borough Council on 17th May 2019, Ref. 19/501525. The building is considered

sufficient in size for a compact 2/3 bedroom unit with design to be agreed.

**The Byre (B)** A single storey building with brick construction under a corrugated iron roof and attached to The Old Dairy on its northern side. It extends to 924 ft<sup>2</sup> (86 m<sup>2</sup>) with the rear wall immediately adjoining the garden of Gore Farmhouse.

**The Dutch Barn (C)** The Dutch Barn is located on the far north east side of the farmyard and is a traditional steel framed Dutch Barn with a ground floor footprint of 1866 ft<sup>2</sup> (173 m<sup>2</sup>). The building benefits from a Class Q residential change of use granted by Swale Borough Council on 24th July 2019 for the conversion of the building to two three bedroom semi-detached properties comprising accommodation of hall with downstairs WC into kitchen, sitting room and day room with stairs to a first floor landing with three double bedrooms and a family bathroom.

**Building (D)** A single storey brick store under a hipped corrugated iron clad roof. Footprint of 1,291 ft<sup>2</sup> (120 m<sup>2</sup>).

**Building (E) The Former Coach House** A single storey building of part brick construction under a pitched tiled roof on a footprint of 609 ft<sup>2</sup> (56.62m<sup>2</sup>).

**LOCAL AUTHORITY:** Swale Borough Council, East Street, Sittingbourne, ME10 3HT. Telephone: 01795 417850. Email: [planningpolicy@swale.gov.uk](mailto:planningpolicy@swale.gov.uk).

**PLANNING CONSENTS:** Copies of the Change of Use for the farm buildings A and C can be downloaded from our website ([www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)) or viewed on the Swale Borough Council planning portal ([www.swale.gov.uk](http://www.swale.gov.uk)).

**ACCESS:** The purchaser will be granted a right of access over the driveway shown hatched brown on the sale plan connecting to Chaffs Lane to the west. The vendor will reserve a right of access over the section of the driveway that passes through the yard shown cross hatched on the sale plan.

**FLOODING:** The southern part of the farmyard is located within Flood Zone 3. This affects Buildings D and E. Further information available on request.

**SERVICES:** Water and electricity are connected to the yard. Purchasers should satisfy themselves as to the suitability of these connections for any purpose other than their current agricultural use.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**ANTI MONEY LAUNDERING COMPLIANCE (AML):** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

**TENURE:** Vacant possession on completion.





**Lambert  
& Foster**

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