



125

— YEARS OF —

**Lambert
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WHITEACRE FARM NURSERY

WHITEACRE LANE, WALTHAM, CANTERBURY, KENT CT4 5SR



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& Foster**



CANTERBURY 7 MILES | WYE RAILWAY STATION 4 MILES | M20 8.7 MILES

WHITEACRE FARM NURSERY, WHITEACRE LANE, WALTHAM, CANTERBURY, KENT CT4 5SR

A truly rare opportunity to acquire a smallholding in a stunning rural location with significant potential for redevelopment comprising of a detached 3 bedroom chalet style property, a detached 1 bedroom holiday let, a traditional Kent Barn with planning permission for residential conversion, and further former nursery buildings with land extending to some 4.51 acres/1.82 ha.



SITUATION

Whiteacre Farm Nursery is located in a glorious position on the rural outskirts of the favoured Parish of Waltham on the Downs, within the Kent Downs National Landscape, south of the city of Canterbury. The property forms part of a small hamlet of attractive houses off Whiteacre Lane which is a narrow country road although the property has relatively easy access to nearby Stone Street with its onward connections to Canterbury and the Coast. Ashford is some 11 miles distant with its fast mainline rail station to St Pancras.

Waltham is well known for its woodland and countryside walks which are perfect for dog walking and equestrian enthusiasts (the area also boasts a number of bridleways and Toll Rides). Nearby villages, including Stelling Minnis and Wye, offer local groceries, post offices, a GP surgery, Indian / Chinese takeaways and seven excellent pubs. There are also six excellent primary schools locally and non-selective secondary education at Wye Free School.

ACCESS: Whiteacre Farm is approached off Whiteacre Lane and enjoys good frontage to the lane with double width gates providing access to the farm driveway. There is a secondary access to the west of the land again from Whiteacre Lane.

DIRECTIONS: The postcode of the property is CT4 5SR. Using What3Words app, the access to Whiteacres Nursery can be found at [///escaping.automatic.sorters](https://www.what3words.com/escaping-automatic-sorters)



1) WHITEACRE FARM CHALET

DESCRIPTION

The properties at Whiteacre Farm comprise of a detached part timber chalet style house. A detached annexe known as Lillic Cottage and a Kent Barn with permission for residential conversion. They are described more particularly below (see floor plans for more details);

1) WHITEACRE FARM CHALET

Whiteacre has been carefully designed to maximise the stunning views and is a bespoke timber framed property with some brick elevations built in the style of a traditional log cabin.

The house is built into the side of the valley and on the upper floors comprises an attractive open plan Living Room and Kitchen with fantastic views from its balcony with an internal Hallway leading to 2 Double Bedrooms and a Bathroom / WC. Forming part of the lower floor of the property is a self-contained additional accommodation comprising a Double Bedroom/Sitting Room, Kitchenette and WC but no Bathroom facilities. The house is mainly timber framed with some brick infill on the lower parts and is of an interesting bespoke design with an approximate footprint of around 1,261 sq ft (117.1 sq m).

2) LILAC COTTAGE

Lilac Cottage is located to the north east and is an attractive barn style barn conversion offering accommodation on the ground floor of open plan Living Room and Kitchen with a WC / Shower. Stairs lead to 2 under eaves Bedrooms, although they are open to each other so in essence the property offers 1 bedroomed accommodation.

3) THE BARN

More central to the site is an extremely attractive timber framed Kent Barn with part weatherboarded elevations under a mainly corrugated iron roof. The barn is located in a prime position central to the yard and has permission to residentially convert to a 3 bedroom 2 storey dwelling (1595 sq ft /148.2 sq m. A data pack is available containing details of the planning approval and plans.

WHITEACRE FARM NURSERY

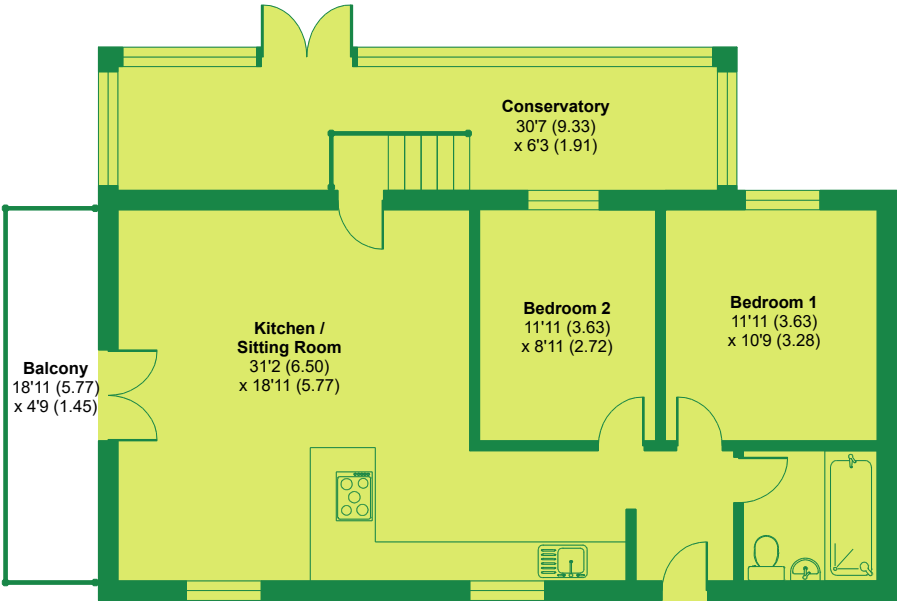
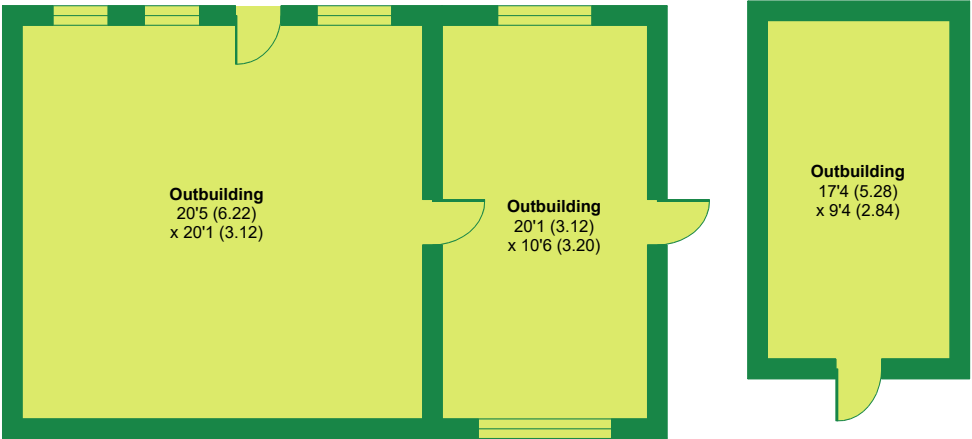
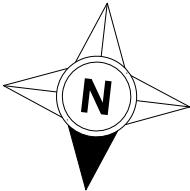
This extends in all to some 4.5 acres with no distinct boundary between the gardens of the main house and annexe and that previously used as growing areas. The extensive planting of many specimen trees and shrubs gives the dwelling a near parkland setting. Many of these specimen plants and trees have been grafted onto root stock and established over time. A number of polytunnel structures remain on site and in addition close to the main entrance there is a cluster of nursery buildings of mainly steel frame and block construction with a useful barn located immediately off the lane.



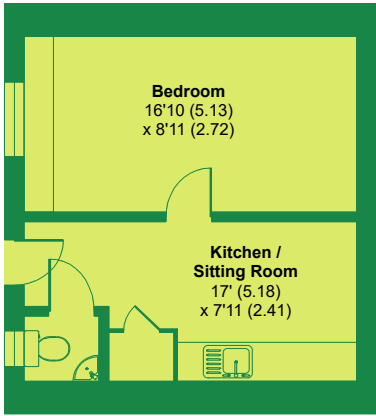
FLOOR PLANS

Whiteacre Lane, Waltham, Canterbury, CT4 5SR

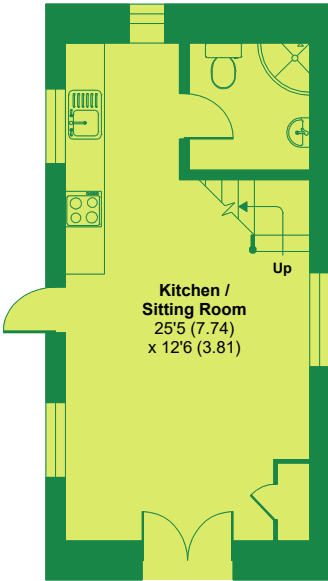
Approximate Area = 1261 sq ft / 117.1 sq m
The Annexe = 589 sq ft / 54.7 sq m
Outbuildings = 807 sq ft / 75 sq m
Total = 2657 sq ft / 246.8 sq m
For identification only - Not to scale



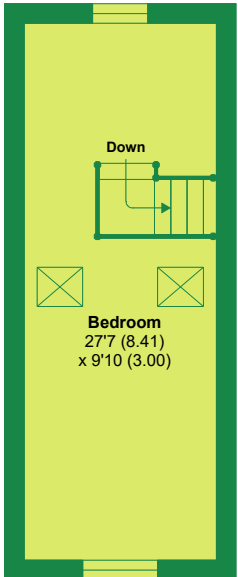
GROUND FLOOR



LOWER GROUND FLOOR



THE ANNEXE
GROUND FLOOR



THE ANNEXE
FIRST FLOOR



SERVICES: Mains electricity, water are connected to the site with private cesspit drainage. The Chalet has Oil Fired Central Heating. Solar array with FIT.

TENURE: Freehold

PLANNING and LOCAL AUTHORITY: A data pack including the CLUED for the residential use of the Chalet and the permission for Lilac Cottage and the residential consent granted by Canterbury City Council, subject to conditions (Ref CA/25/01025) is available on request.

Canterbury City Council, Council offices, 14 Rose Lane, Canterbury, CT1 2UR. For planning enquiries email; planning@canterbury.gov.uk

VIEWING: Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact Antonia Mattinson or Alan Mummery for further information.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

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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.

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