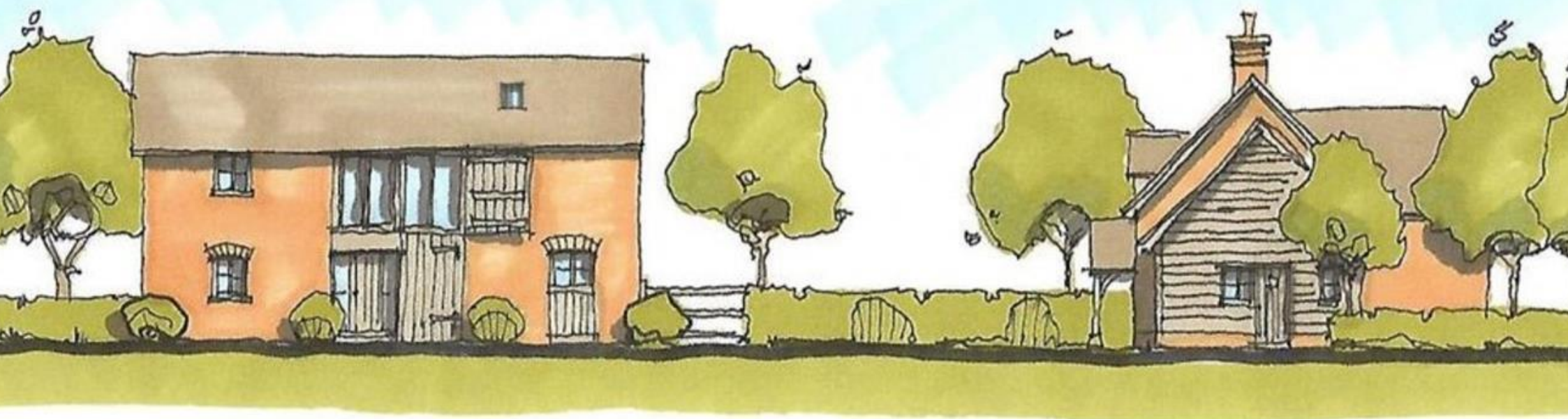




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Newhouse Farm, Church Lane, Stourmouth, Canterbury, CT3 1HS

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# Newhouse Farm

Church Lane, Stourmouth, Canterbury, CT3 1HS

## Guide Price £550,000

Freehold (Vacant possession on completion)

A very rare development opportunity in a semi-rural location with planning permission for the construction of two detached dwellings. The former farmyard is located to the north of the Village of Preston, approximately 3.0 miles from Wingham. Preston benefits from good range of local services and amenities including a Primary school, Butchers, shop and garden Centre. Sandwich (8.5 miles) has a wider range of facilities, and the Cathedral City of Canterbury (10 miles) has a full range of shopping, educational and leisure facilities.

Unit 1 comprises of 3/4 bedrooms with one having an En-suite and a family bathroom on the first floor, an open plan kitchen and dining room, utility room and a separate living room and downstairs wc on the ground floor. Externally there is a 2-bay garage building.

Unit 2 comprises of 4 bedrooms with one having an En-suite bathroom it will have a family bathroom on the first floor, an open plan kitchen and dining with a separate living room. It will also include a utility room and downstairs wc. Unit 2 will have an attached garage.

**Covenants:** The following covenants apply, or will be applied to the sale:

1. There is a current right of way running along the western boundary in favour of the farmland to the rear.
2. A restriction will be applied to the site preventing the development of more than 2 residential units.
3. The buyer will have to covenant with the landowner and/or purchaser of the adjacent lot to ensure planning conditions are fulfilled.





**Planning:** Dover District Council granted consent for the conversion of the Grade II Listed barn into a residential dwelling with associated gardens and parking on 22<sup>nd</sup> February 2022 (Ref: 21/00377).

**Method of Sale:** Private treaty (with a right reserved to take the property to auction, formal or informal tender at a later date).

**Rights of Way:** There is a public footpath running along the western boundary.

**Services:** Mains electric and water are available. Drainage will be facilitated via a package treatment plant. A telephone connection is available via nearby utility pole. None of these services have been checked or tested.

**Boundaries & Acreages:** The purchaser must satisfy themselves of the location of all the boundaries from their own inspection and from the Land Registry plans available. Areas are quoted for guidance purposes only and are given without responsibility which should not be relied upon as fact.

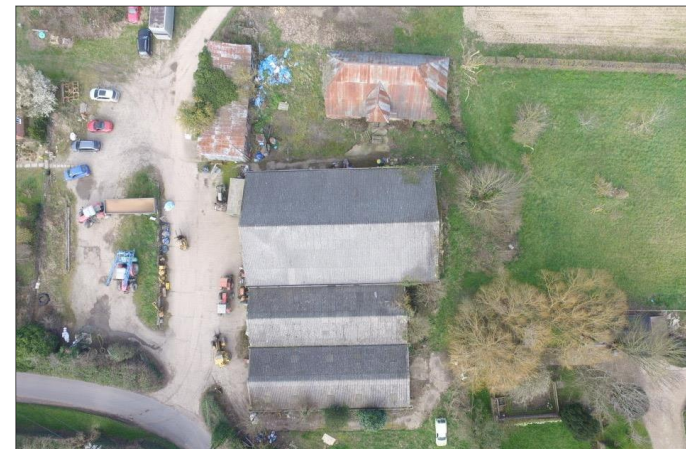
**Purchaser Identification:** In accordance with Anti-Money Laundering regulations, we are now required to obtain proof of identification and of funds prior to agreeing a sale.

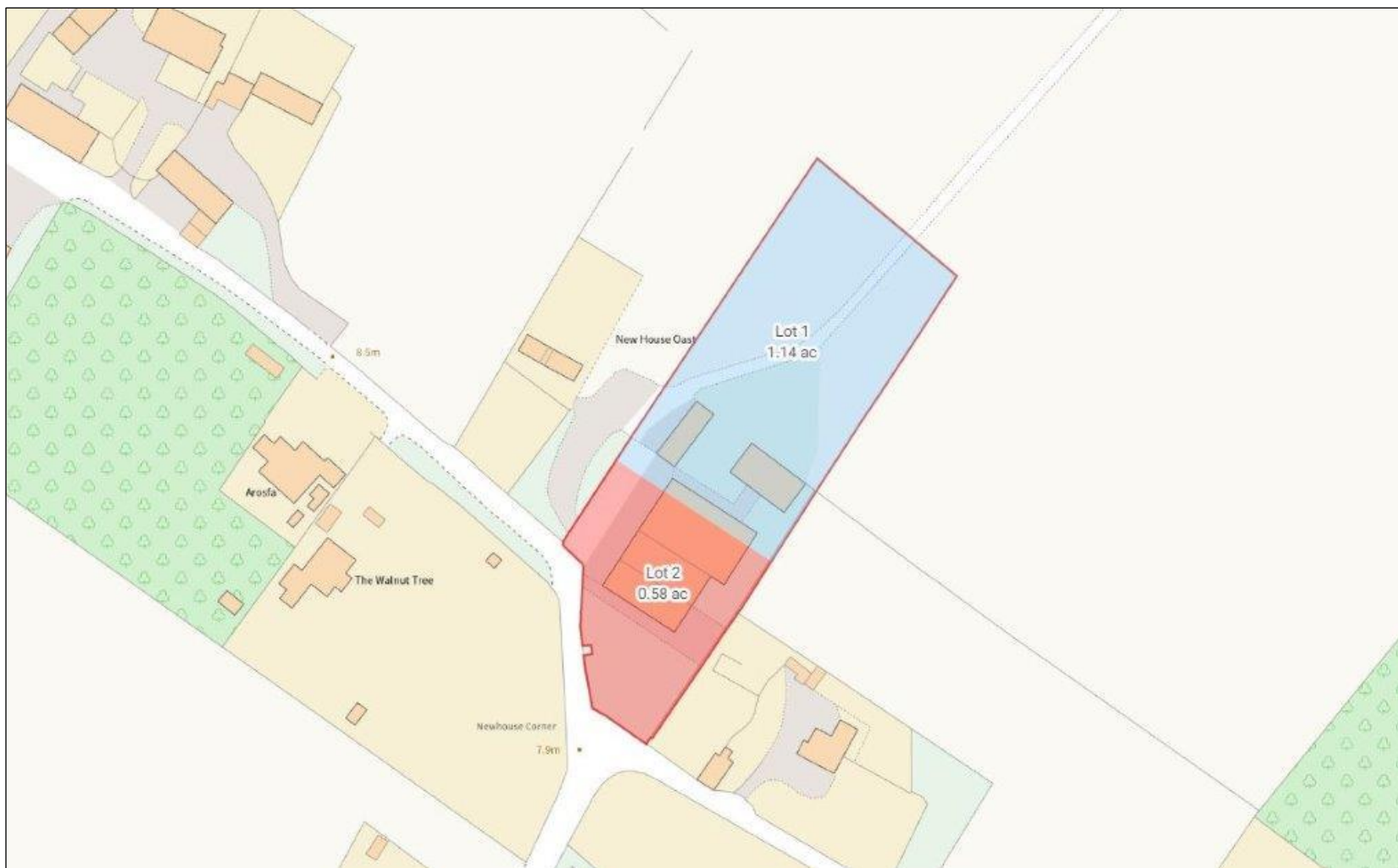
**Agents Notes:**

1. None of the statements in these particulars are to be relied upon as statement or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale - Some aspects may have changed since they were taken. No persons in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.
2. The agent checked the legal documents to verify the freehold/ leasehold status of the property. The buyer is advised to obtain verification for their Solicitor or Surveyor.
3. These particulars were produced in March 2023.

**Viewing by appointment only:** Finn's Sandwich  
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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