

# BARNS AND LAND AT GORE END FARM

Minnis Road, Birchington, Kent, CT7 9SJ



Site boundary for indicative purposes only

## Key Highlights

- Residential development and conversion opportunity located to the west of the village of Birchington in Kent
- Approximately 2.47 acres / 1ha
- Historic farmstead site consisting of a redundant Grade II listed barn and a smaller curtilage listed barn
- Planning permission and listed building consent for 4 x new build dwellings (3 x 3 bedroom and 1 x 4 bedroom) and 3 x conversions (2 x 3 bedroom and 1 x 5 bedroom)
- Freehold for sale with vacant possession
- Unconditional offers invited

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## Location & Description

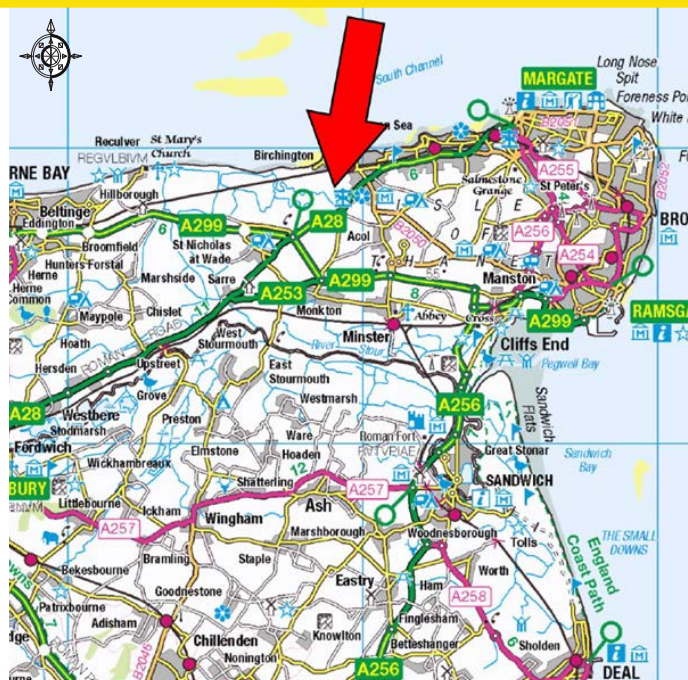
The site consists of two principal buildings; a Grade II listed threshing barn and a smaller curtilage listed cow barn. The historic buildings include the threshing barn to the south eastern end, an L-Shaped Dovecote building to the south eastern edge of the site and a further two buildings along the northern boundary. The site extends to approximately 2.47 acres / 1 hectare.

The property is located in Birchington, approximately 4.5 miles west of Margate, 7 miles north west of Ramsgate and 13 miles north east of Canterbury. The village amenities lie to north east of the site, including a Sainsbury's local, a medical centre, a veterinary surgery and a Shell petrol station. Residential dwellings lie to the north and east of the property. The land to the south currently has an outline application for 1650 homes which is currently being considered and awaiting decision by Thanet District Council.

In terms of connectivity, the A28 is located approximately half a mile to the east, providing a route to Ashford (32 miles to the south west) and providing access to Junction 9 of the M20 also to the south west. The property is 0.3 miles from Birchington Railway Station with services running to St Pancras International in around 1hr 30 minutes and to London Victoria in around 1hr 40 minutes.

## Planning and Proposed Development

Thanet District Council granted planning permission on 17<sup>th</sup> March 2023 under reference F/TH/22/0364 for an application that was summarised as 'Application for erection of 4No dwellings (3No 3-bed and 1No 4-bed),



conversion of the cow shed to 1No. 3-bed dwelling and threshing barn into 2No dwellings (1 No 3-Bed and 1No 5-Bed) together with hard and soft landscaping and associated works.'

The current access to the site is to be closed off with a new vehicular access to be constructed further west. The planning permission provides a carport to Plot 1, a bin store and refuse collection point for Plots 1-7 and a secure communal bicycle store for all dwellings.

The proposed development offers the following accommodation:

FLOOR AREA	GROUND FLOOR	FIRST FLOOR	ANCILLARY
Plot 1 – Barn Conversion 137.4 sq. m / 1480 sq. ft	Kitchen/Dining/Living room; 2 x bedrooms, master bedroom (en suite), family bathroom; WC	N/A	Carport/Bicycle Store/Bin Store
Plot 2 – Listed Barn 252.6 sq. m / 2720 sq. ft	Kitchen/Dining/Living room; snug; home office; utility room; WC	2 x bedrooms; master bedroom (en suite); family bathroom	Bicycle store/Bin store
Plot 3 – Listed Barn 222.5 sq. m / 2,396 sq. ft	Kitchen/Dining room; living room; Home office; 2 x bedrooms; Family bathroom; WC; utility room	2 x bedrooms; master bedroom (en suite); family bathroom	Bicycle store/Bin store
Plot 4 – New Build 143 sq. m / 1,540 sq. ft	Kitchen/Living/Dining room; Study; WC	2 x Bedrooms; master bedroom (en suite); family bathroom	Bicycle store/Bin store
Plot 5 – New Build 143 sq. m / 1,540 sq. ft	Kitchen/Living/Dining Room; Study; WC	2 x Bedrooms; master bedroom (en suite); family bathroom	Bicycle Store/Bin store
Plot 6 – New Build 159.7 sq. m / 1,720 sq. ft	Kitchen/Living/Dining Room; Study; WC	3 x Bedrooms; Master bedroom (en suite); family bathroom	Bicycle Store/Bin store
Plot 7 – Dovecote 222.9 sq. m / 2,400 sq. ft	Kitchen/Living/Dining Room; Bedroom 2 (en suite); Bedroom 3/ HomeOffice; family bathroom; WC	Master Bedroom (en suite)	Bicycle Store/Bin Store

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Grade II Listed Barn for Conversion

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## Services

We have been advised that mains water is available to the property and we believe that other main services are in close proximity. These have not been tested by the agent. Purchasers and their advisers must make the necessary enquiries for verification and rely on their own due diligence. Prospective purchasers should satisfy themselves that the service connections and capacities are suitable for their purposes. No warranties are provided with this sale.

## Tenure

The property comprises part of a wider freehold title, which is registered at the Land Registry under title number K980484.

## Boundary Treatment

Any boundaries, which are the responsibility of the vendor will pass to the purchaser. The purchaser of the site will be required to erect a post and three rail fence, between points A-B-C-D (shown on a fencing plan which is available within the data room), within three months of completion of the sale, at their own cost.

## Telecom Mast

The property will be sold subject to rights of access across the property reserved under a lease dated 26 September 2017 to 27 March 2032 for a telecom mast situated to the west of the property.

## Method of Sale

The site is being marketed by way of informal tender, on a freehold with vacant possession basis (offer deadline and address for submission is available on request).

We kindly ask that offers specify the following details:

- Purchase price (filled out on Tender Form available for download on the data room);
- Payment profiles and proof of funding;
- Confirmation that offer is unconditional;
- Pre-exchange due diligence required;
- Timescales for exchange and completion, outline of board approval process and solicitors details;
- Assumed abnormal cost allowances;
- Details of track record and any nearby land interests.



Whilst all bids will be considered on their merits, maximising land value and limiting conditionality will be critical factors. Payment profiles must be clearly outlined as part of any offer. Shortlisted applicants will be invited to interview before a preferred party is selected. Parties are expected to co-operate with transaction counterparty Anti Money Laundering due diligence checks upon agreement of Heads of Terms.

Please note that the vendor reserves the right not to accept the highest or any offer and may withdraw the site from the market or alter the method of sale at any time.

## Legal Costs

The purchaser will be expected to give a reasonable legal cost undertaking in the event that they withdraw from the transaction following agreement of heads of terms and expense has been incurred in preparing and finalising the legal pack.

## VAT

We understand the vendor has not opted the property for VAT.

## Further Information, Viewings & Data Room

Viewings are strictly by appointment only. Please contact the sole selling agents Savills to make an appointment. Access to the data room is available on request.

## Contact

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