



125

— YEARS OF —

**Lambert
& Foster**



WHITEACRE FARM NURSERY

WHITEACRE LANE, WALTHAM, CANTERBURY, KENT CT4 5SR



**Lambert
& Foster**



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 (currently subject to a planning application) and further former nursery buildings with land extending to some 4.51 acres/1.82 ha historically been managed as a wholesale plant nursery.



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 distance 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/).



1) WHITEACRE CHALET

DESCRIPTION

The properties at Whiteacre Farm comprise of a detached part timber chalet style house, a detached annexe known as Lilac Cottage and a Kent Barn, currently the subject of a planning application for residential conversion. They are described more particularly below (see floor plans for more detail);

1) WHITEACRE CHALET

Whiteacre Chalet 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 two 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 two under eaves bedrooms, although they are open to each other so in essence the property offers one bedroomed accommodation.

3) THE BARN

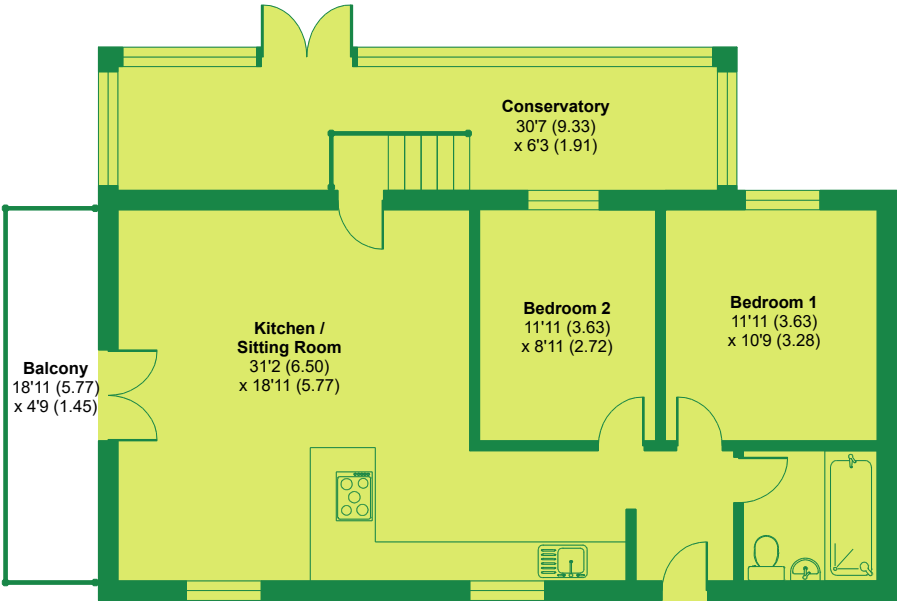
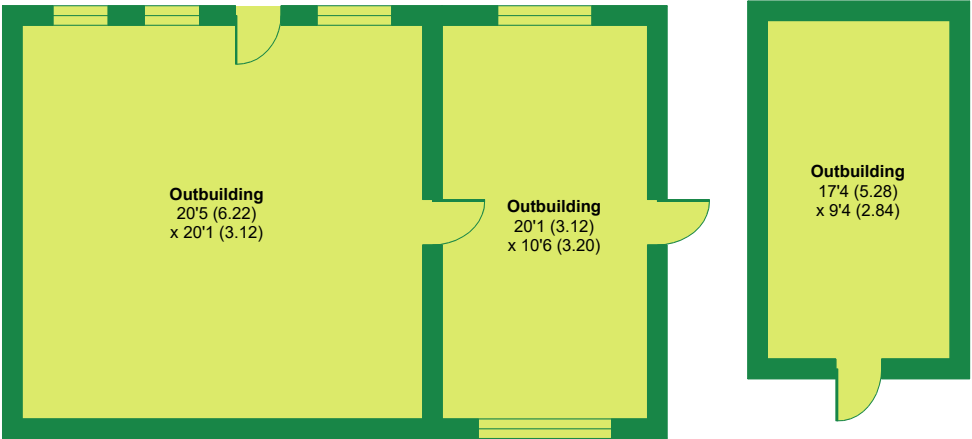
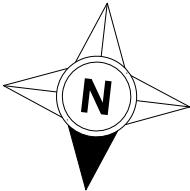
More central to the site is an extremely attractive timber framed Kent Barn with part weatherboarded elevations under a mainly corrugated iron roof. The barn is located in a prime position central to the yard and is currently subject to a planning application to convert to a 3/4 bedroom dwelling. A data pack is available containing details of the application and proposed plans.



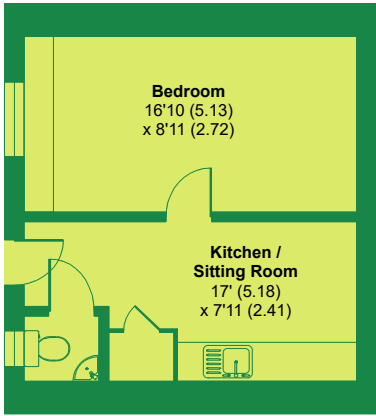
FLOOR PLANS

Whiteacre Lane, Waltham, Canterbury, CT4 5SR

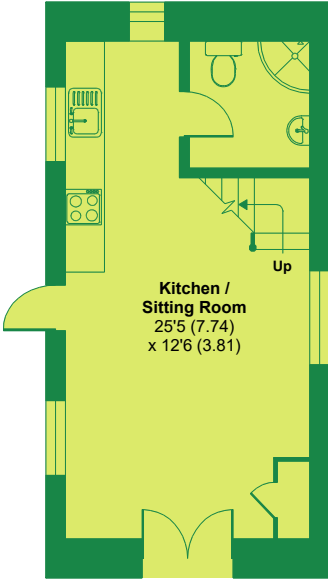
Approximate Area = 1261 sq ft / 117.1 sq m
The Annexe = 589 sq ft / 54.7 sq m
Outbuildings = 807 sq ft / 75 sq m
Total = 2657 sq ft / 246.8 sq m
For identification only - Not to scale



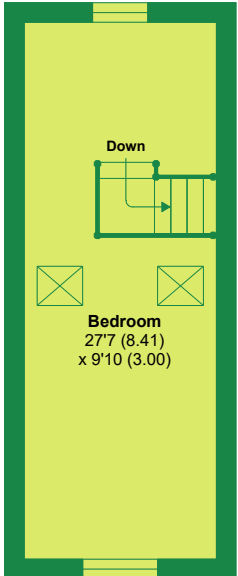
GROUND FLOOR



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 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.

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.

MONEY LAUNDERING REGULATIONS:

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. 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.



FOR IDENTIFICATION PURPOSES ONLY

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you,

please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS