



EST 1900  
**Lambert  
& Foster**  
PROPERTY PROFESSIONALS

**THE OLD TURKEY SHEDS, BOUNDS FARM, BOUGHTON UNDER  
BLEAN, KENT, ME13 9AP**

 RICS  ARLA  
[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

Boughton Under Blean 0.1 miles

Canterbury 6.4 miles

Faversham 3.9 miles

## THE OLD TURKEY SHEDS, BOUNDS FARM, BOUGHTON UNDER BLEAN, KENT, ME13 9AP



**A pair of former poultry sheds in a semi rural position on the edge of the village of Boughton Under Blean, with planning permission to convert to a detached residential dwelling with a floor area of approximately 248.6m<sup>2</sup> (2,675 sq ft) and a separate terrace of four, two bedroom dwellings with a floor area of approximately 337.41m<sup>2</sup> (3,631 sq ft).**

**Available as a Whole**

**Guide Price £550,000**

**VIEWING:** Strictly by appointment with the Agents' Paddock Wood Office on 01892 832325.

**DIRECTIONS:** The postcode for the property is ME13 9AP. Approaching the village of Boughton Under Blean from the east on the A2, take the Canterbury Road exit signposted to Boughton Street. At the T junction, turn left, signposted for Boughton Under Blean village and continue to follow the road round into the high street. The entrance to the property will be found on the left hand side immediately opposite the Queens Head Public House. Proceed up this agricultural access passing agricultural mobile homes on the left and continue to follow the track round to the right hand side past an agricultural building. The property will be found immediately on the right hand side.

**WHAT3WORDS:** Using the What3words App the access to the building will be found at pylon.responded.bullion.

**SITUATION:** The Old Turkey Sheds are situated in a semi rural position adjacent to a farmyard on the edge of the village of Boughton Under Blean. The village benefits from a public house, village shop, church and number of other retail premises. More extensive retail and leisure facilities can be found at Faversham which lies approximately 3.9 miles to the west including supermarkets, leisure facilities and a mainline rail service to London. The Brenley Corner junction with the M2 lies approximately 1.5 miles to the west allowing onward access to Canterbury, Faversham and London.

**LOCAL AUTHORITY:** Swale Borough Council, Swale House, East Street, Sittingbourne, Kent, ME10 3HT Telephone 01795 417850 or [www.swale.gov.uk](http://www.swale.gov.uk).

**BUILDING 1 DESCRIPTION:** The property is located adjacent to other agricultural buildings and a working agricultural yard with views over surrounding farm land on the edge of the village of Boughton Under Blean. The building has been used in recent times as a poultry shed and agricultural store, which has been in agricultural use.

The consented scheme allows for the conversion of the existing building and the creation of domestic curtilage and parking. The building has consent for conversion to form an open plan living area and kitchen, utility, sitting room, en-suite master bedroom, three further bedrooms and family bathroom with separate ground floor, cloak and boot rooms. The consent also allows for an integral garage and store.

The consented accommodation is laid out on a single level and extends to 248.6m<sup>2</sup> (2,675 sq ft).

### Outside

The domestic curtilage for the property extends to 248.6m<sup>2</sup> (2,675 sq ft) and will allow for parking and domestic garden.

Copies of the Decision Notice and approved plans are available on request and can be downloaded from the selling agents website.

**RIGHTS OF WAY:** There is a public footpath which runs adjacent to the northern boundary of the property.

**BUILDING 2 DESCRIPTION:** The property is located adjacent to other agricultural buildings and a working agricultural yard with views over surrounding farm land on the edge of the village of Boughton under Blean. The building has been used in recent times as a turkey shed. The consented scheme allows for the conversion of the majority of the existing building to form a terrace of four residential properties. Three units have accommodation extending to 83.49m<sup>2</sup> (898 sq ft) and one extends to 86.94m<sup>2</sup> (935 sq ft). The north western end of the building which is included within the sale, remains in its current form for agricultural use. The consented scheme allows for accommodation on a single level with lobby, kitchen, utility room, living room, en suite master bedroom to the front and second bedroom and family bathroom to the rear.

Outside

The consented scheme allows for parking to the front of each unit and a domestic curtilage to the rear, which totals 83.49m<sup>2</sup> (898 sq ft) for units 1,2 and 3 and 86.94m<sup>2</sup> (935 sq ft) for unit 4.

Access

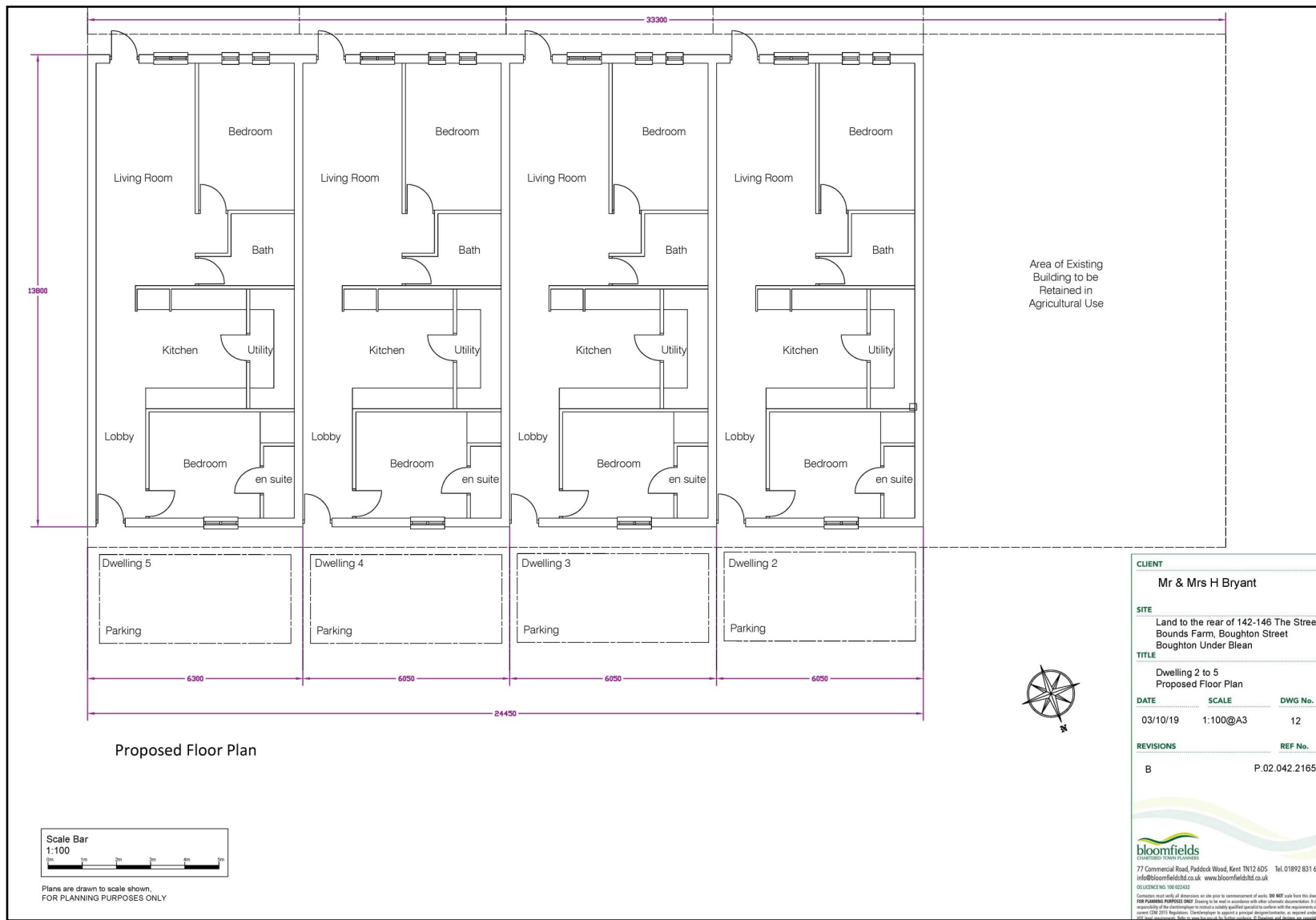
Access to the property will be over the existing agricultural access for which a right of way will be granted by the vendors.

**SERVICES:** Easements will be provided through the vendor's retained land for connection of new services. The purchaser should make their own enquiries as to the suitability and availability of local service connections. The route of any easement will be subject to approval by the vendors.

**PLANNING HISTORY:** The property obtained consent under application reference 19/505114/PNQCLA for conversion by way of Prior Notification to residential use. This consent was obtained on 9th December 2019. A third party then obtained a further consent under application reference 21/503249/PNQCLA. This consent was obtained on 23rd July 2021. The drawings in these particulars relate to the 2019 consent.

**RIGHTS OF WAY:** There is a public footpath which runs along the northern boundary of the adjacent barn.





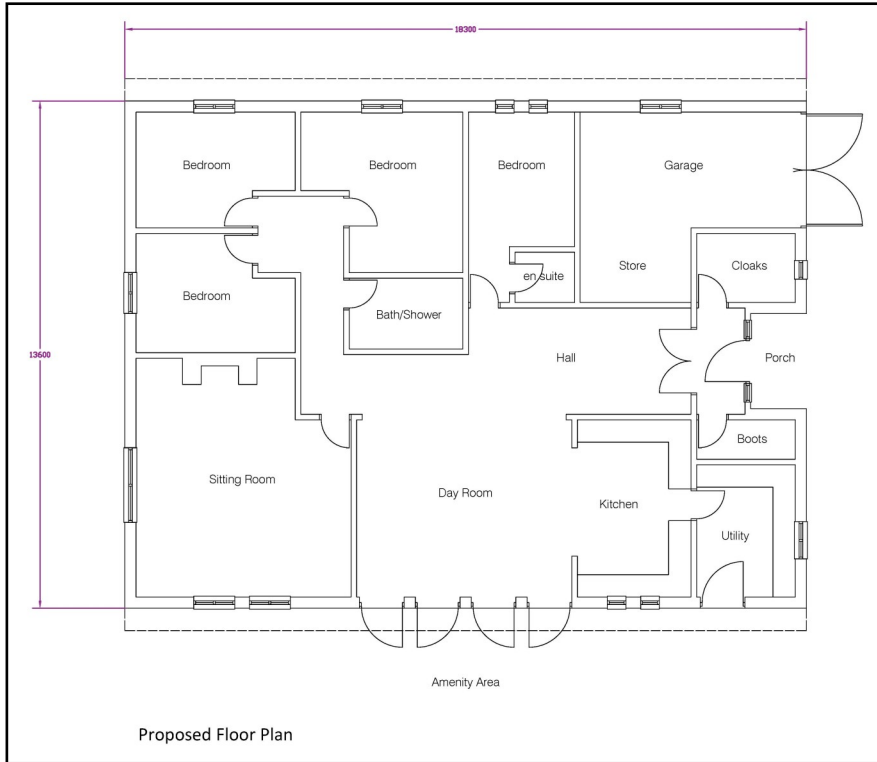
**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein. Photographs taken November 2020. Particulars prepared November 2020.

**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.



**Promap**v2  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



<b>CLIENT</b>			
Mr & Mrs H Bryant			
<b>SITE</b>			
Land to the rear of 142, 146 The Street Boughton Farm, Boughton Street Boughton Under Bleas			
<b>TITLE</b>			
Dwelling 1 Proposed External Elevations			
<b>DATE</b>	<b>SCALE</b>	<b>DWG No.</b>	
02/10/19	1:100@A3	08	
<b>REVISIONS</b>		<b>REF No.</b>	
A		P 02 042.2.165	
77 Commercial Road, Paddock Wood, Kent TN12 6DS Tel: 01892 831 325 info@bloomfields.co.uk www.bloomfields.co.uk			



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 Helix House, High Street,  
 Wadhurst, East Sussex TN5 6AA  
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**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 Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.