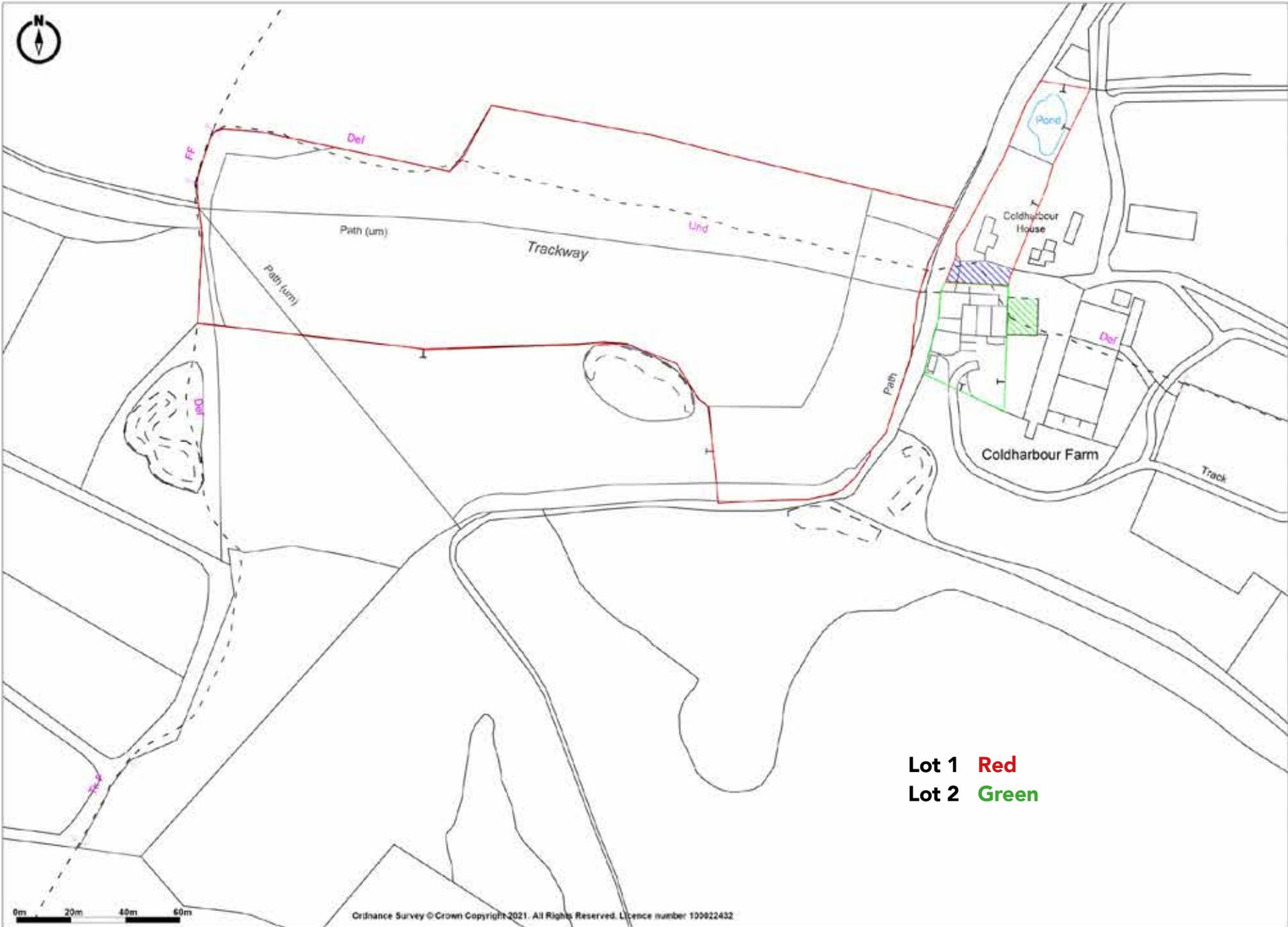




**COLDHARBOUR FARMHOUSE & THE FLINT BARN**  
COLDHARBOUR LANE, HUCKING, MAIDSTONE, KENT ME14 3LS



**Lambert  
& Foster**



MAIDSTONE TOWN CENTRE 6.9 MILES | BEARSTED RAILWAY STATION 3.8 MILES | M2 JUNCTION 5 4.5 MILES | M20 JUNCTION 7 7.6 MILES

## COLDHARBOUR FARMHOUSE & THE FLINT BARN AND ADJOINING LAND, COLDHARBOUR LANE, HUCKING, MAIDSTONE, KENT ME14 3LS

Fantastic rural development opportunity comprising a farmhouse in need of complete renovation, a detached flint barn with planning permission for a detached three bedroom house with land extending to some 5.60 acres in the Kent Downs Area of Outstanding Natural Beauty.

AVAILABLE AS A WHOLE OR IN 2 LOTS



### SITUATION

Coldharbour Farm is located high on the North Downs in the sought after parish of Hucking midway between Sittingbourne and the County Town of Maidstone. There is an excellent selection of primary and secondary schools in the area. Hucking is located in the Area of Outstanding Natural Beauty and close by is the Hucking Estate Woodland Landscape managed by The Woodland Trust which has many way marked paths to enjoy. The A249 is a short drive to the North with it's onward links to the M2 and M20 motorways.

### DIRECTIONS

The postcode of the property is ME14 3LS. From Junction 5 of the M2 take the A249 dual carriageway towards Maidstone. After a mile look out for Rumsted Lane on your left hand side. Follow along the lane and after approximately 2.5 miles look out for Coldharbour Lane on the left hand side which is a no-through road leading to the farm. A For Sale board will mark the entrance to Coldharbour Lane.

**VIEWING:** Strictly with the agent's Paddock Wood office on 01892 832325 (option 3).

**WHAT3WORDS:** Location is hairstyle.mooring.thatched

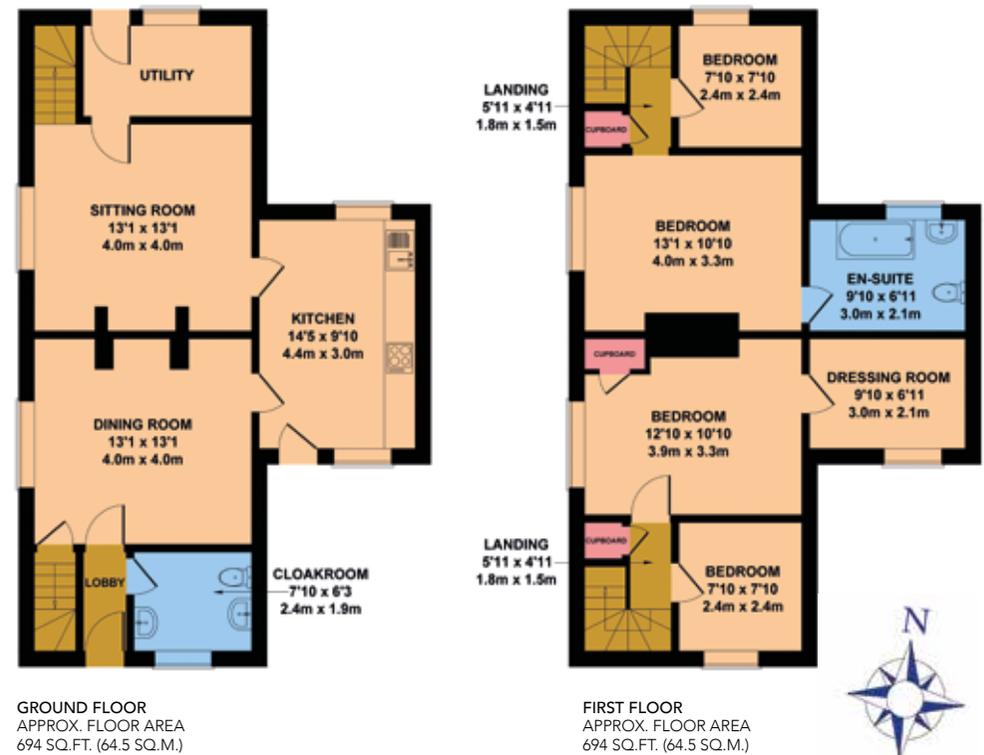
## LOT 1 COLDHARBOUR FARMHOUSE

Situated at the end of a no-through road, Coldharbour Farmhouse is a detached farmhouse dating from the early 1900's in need of complete renovation. Originally a single dwelling, it was informally divided into two cottages with separate staircases to the first floor but has in recent times been occupied as a single dwelling.

The accommodation on two floors extends in all to some 1388 sq ft/129 sq m. On the ground floor there is a dual aspect kitchen linking the ground floor accommodation which comprises a dining room, rear entrance hall, cloakroom, sitting room and utility room. Two separate staircases lead to the first floor where there are four bedrooms; one with a dressing room and one with an en-suite bathroom. The house has not been occupied for some time and it is in need of renovation or replacement subject to planning permission.

The house is sold in a garden plot extending to about 0.41 acres, mainly to the north of the house including a pond. The garden has lawn frontage to Coldharbour Lane on its western boundary. EPC: F

In addition, land extending in all to some 5.60 acres / 2.26 ha comprising gently undulating pasture paddocks located opposite the farmhouse. It has tremendous views over the valley to the south and is divided from the house by a public bridleway (KH167) and is crossed by a public footpath (KH109).





## LOT 2 THE FLINT BARN

Located to the south of Lot 1, the Barn is located on the western boundary of the existing farmyard of modern farm buildings to the east. The property comprises a single storey flint barn with more recent blockwork extensions on its southern side, the majority of which are to be removed. The approved plans show a single storey conversion of the L-shaped building providing accommodation of kitchen and dining area, lobby through to three bedrooms, one with en-suite and a family bathroom with a day room and study. A courtyard garden is created on the southern side of the building and a further area of agricultural land is included within the sale to the south linking through to the escarpment with fantastic views to the south.

Planning Permission was granted by Maidstone Borough Council (Reference 21/501631/FULL) for the demolition of redundant agricultural buildings and conversion of an agricultural office store and stable building to a single dwelling house with associated parking and landscape. Consent was granted subject to conditions on 5th July 2021.

The overall area of the plot extends to 0.37 acres comprising partly approved domestic garden curtilage and an area of agricultural land to the south.

Note: The buildings to be removed to facilitate the development are the two blockwork wings on the southern side of the building and purchasers will also be required to remove the modern portal frame building (hatched green on sale plan) on the eastern side of the property within 12 months of completion. This building is located on land to be retained by the vendors.

Note: Please see notes concerning arrangements for access, fencing and services.



## ACCESS

**Lots 1 and 2:** Access to Lots 1 and 2 will be off Coldharbour Lane to the west of the site. The existing access to the farmyard will be blocked off so this entrance will be a private entrance for Lots 1 and 2 only. Lot 1 will include the freehold of the yard in between Lots 1 and 2 with Lot 2 being granted a right of way for all times and for all purposes over the land shown hatched pink on the sale plan.

## SERVICES

### Lot 1:

**Electricity:** Electricity is currently generated by a wind turbine located to the east of the property on the vendor's retained land. A copy of the lease with Drakes Renewables will be available on request. The purchaser of Lot 1 will be granted a wayleave to connect to the conventional electricity supply that was previously connected to the property through the farmyard.

**Water:** Water is connected to the property as an extension of the farm supply and the purchaser will be required to install a new check meter.

**Drainage:** Lot 1 is connected to a cesspool located within the vendor's retained land. The purchaser of Lot 1 will be required to install their own biodisc unit within the curtilage of their property and disconnect this drain.

**Fencing:** The purchaser will be responsible for erecting and thereafter maintaining new boundary fences along the boundaries marked with inward facing T marks on the sale plan.

### Lot 2:

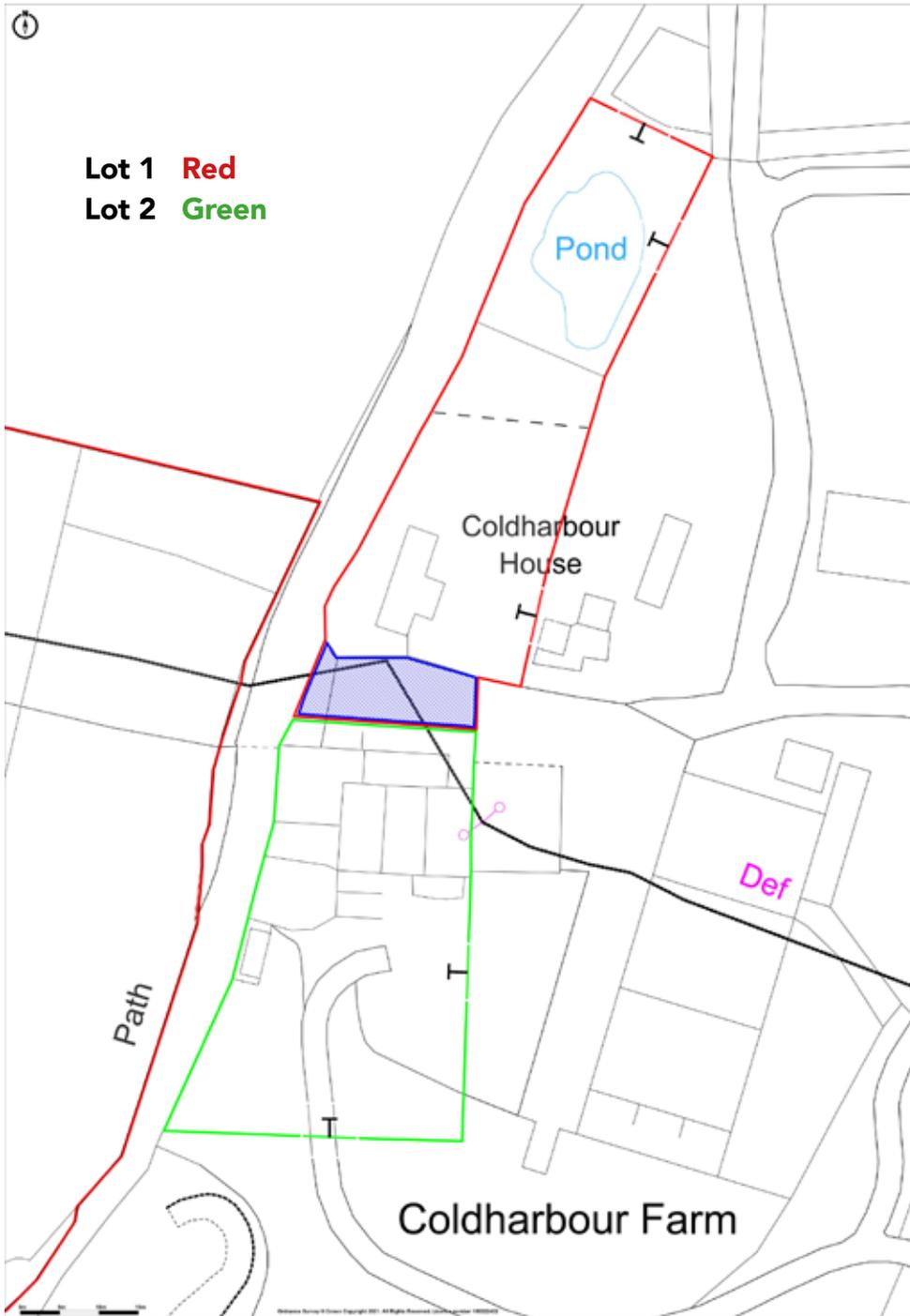
**Electricity:** The purchaser will be granted a wayleave to connect to the existing electricity supply to the farm with a transformer located within the vendor's retained land subject to capacity being available.

**Water:** The purchaser will be granted an easement to connect to the nearest available water main and further details are available from the agents on request.

**Drainage:** The purchaser will be required to install their own biodisc unit to be sited within the boundaries of the property to be sold.

**Fencing:** The purchaser will be required to erect and thereafter maintain sound stock proof fencing along newly created boundaries within six months of completion.

**Barn Removal:** The Atcost barn (hatched green on the sale plan) located to the east of the Flint Barn is to be removed as part of the planning approval. The vendor will retain the freehold of the land upon which this barn is located. The buyers will be responsible for removing the barn to ground leaving a level site within 12 months of completion. The vendors will relocate the electricity supply which is currently rerouted to other farm buildings through this barn within 6 months of completion.



### FOOTPATHS

**Lot 1:** A public footpath passes through the garden along the approximate route shown with the hatched line on the sale plan in an east-west direction.

A public footpath passes through the farmland in an east-west direction shown by the dotted line on the sale plan.

### LOCAL AUTHORITY

Maidstone Borough Council, Mid Kent Planning Support, Maidstone House, King Street, Maidstone, Kent ME15 6JQ. [www.maidstone.gov.uk](http://www.maidstone.gov.uk).

### PLANNING

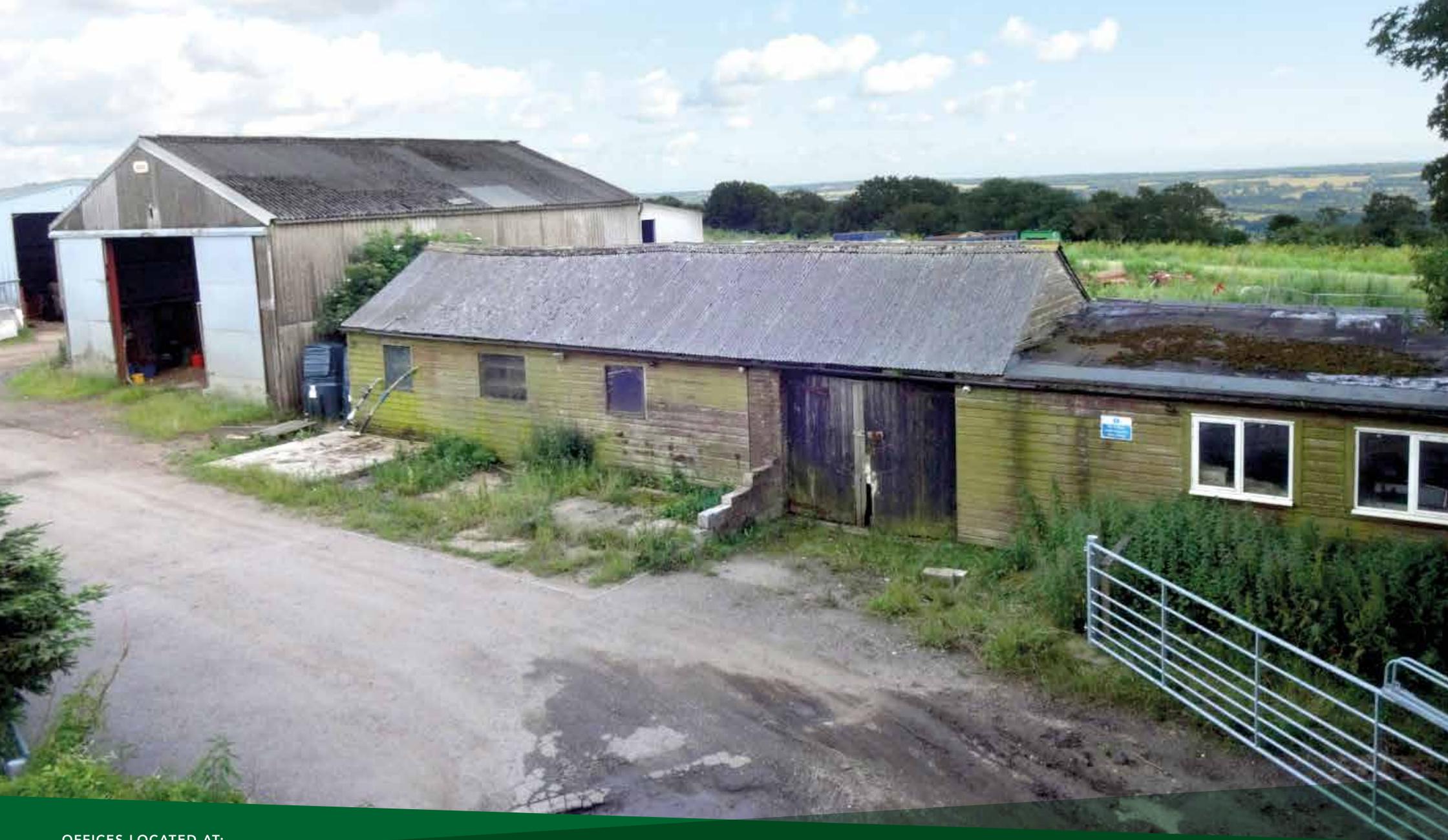
Copies of the Planning Permission and approved plans for Lot 2 are available on request or can be viewed online at [www.maidstone.gov.uk](http://www.maidstone.gov.uk). Planning Reference 21/501631/FUL.

### 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. 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.



**OFFICES LOCATED AT:**

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Paddock Wood, Kent TN12 6DS

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

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