



RUNHAM FARMYARD

RUNHAM LANE | HARRIETSHAM | MAIDSTONE | KENT | ME17 1NH

Guide Price £850,000



**Lambert
& Foster**

RUNHAM FARMYARD, RUNHAM LANE, HARRIETSHAM, MAIDSTONE, KENT ME17 1NH

Former Farmyard with planning permission for 4 traditional style family homes in a private rural location, in agricultural land extending to some 6 acres / 2.42 hectares.

M20 JUNCTION 8 4.5 MILES | HARRIETSHAM MAINLINE RAILWAY STATION 1.5 MILES

ASHFORD INTERNATIONAL RAILWAY STATION 13.4 MILES | JUNCTION 4.4 MILES



LOCATION

Runham farm is located off Runham Lane, some 1.3 miles south east of Harrietsham village. The expanding village of Harrietsham, has a good range of local amenities and convenient access to Junction 8 of the M20, some 9 miles to the west. There is a mainline railway station in the village. Nearby Maidstone has a full range of social, recreational and educational facilities. Ashford, some 13 miles to the south east, has a fast mainline railway connection to London St Pancras in approximately 36 minutes.

LOCAL AUTHORITY

Maidstone Borough Council, Mid Kent Planning Support, Maidstone House, King Street, Maidstone, ME15 6JQ. Telephone 01622 602736.
Email plaplaningsupport@midkent.gov.uk.

PLANNING

Planning permission was granted by Maidstone Borough Council on 28th May 2021, (Reference 21/500564) for the "redevelopment of the agricultural yard comprising the demotion of existing buildings and erection of 4 dwellings, incorporating environmental and visual enhancement scheme".

Consent was granted subject to conditions and the proposed development is liable to Community Infrastructure Levy. Copies of the decision notice and the approved plans are available on request, and can be downloaded from the Maidstone Borough Council or Lambert & Foster websites. Extracts of the approved plans are reproduced courtesy of Kent Design Studio who gained approval for the residential scheme.



DESCRIPTION

The farmyard is located to the east of Runham Farmhouse and Hope Cottage in a pleasant rural location with lovely views over agricultural land and a lake to the North. It is approached off a shared driveway, the freehold of which is included in the sale, subject to reserved rights of way. The existing range of farm buildings are to be demolished and the site redeveloped to four detached family dwellings, described below:

Unit 1 - 2/3 bedroom detached single storey dwelling	- 990 sq ft
Unit 2 - 3/4 bedroom single storey detached dwelling	- 1,399 sq ft
Unit 3 - 4 bedroom barn style, two storey dwelling	- 2,249 sq ft
Unit 4 - 4 bedroom detached barn style dwelling	- 2,066 sq ft
Total developable floor area approximately	6,704 sq ft

Each of the dwellings has a generous garden curtilage with Unit 2 enjoying views to the north towards the lake and Units 3 and 4 across farmland to the south. Unit 3 will have an attached open fronted two bay cart barn.

Included in the sale (including the yard area) is about 6 acres/2.42 hectares of mainly agricultural land to the north of the yard, overlooking a pretty lake set in adjacent woodland. A condition of the planning is that this land should be maintained as an Ecological Enhancement Area in perpetuity. The vendors propose to retain a 12 metre buffer strip along the southern edge of the lake to allow maintenance of the lake.

NOTES

Prospective purchasers should be aware of the following:

1. The freehold of the entrance drive will form part of the sale, with the vendor reserving rights over the hatched part, to provide access to Hope Cottage and the adjacent open fronted barn, subject to constrictions to future maintenance and repair.
2. The vendors have applied for quotes to connect mains water and electricity to the site and these can be made available to prospective purchasers, in due course. Water will be connected to the south crossing the vendors retained farmland, connecting to the Lenham Road, approximately 650 metres distant.

DEMOLITION

To facilitate the development, the existing farmyard buildings are required to be demolished and removed from site. The vendors will retain two agricultural buildings to the east of the site, which will be accessed across their own farmland and will enter into a covenant not to use these buildings for livestock housing.

BOUNDARIES

The purchasers will be responsible for erecting and thereafter maintaining new boundary fences, the specification to be agreed.



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





Notes	CDM 2015	Rev	Date	Description	Project Title	Description
Do Not Scale (unless for the purposes of planning). Report all discrepancies, errors and omissions. Verify all dimensions on site before commencing any work on site or preparing shop drawings. All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply. For all specialist work, see relevant drawings. This drawing is copyright of Kent Design Studio Ltd	Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to assist in the health and safety process and co-ordinate health and safety matters. Further advice with regards to the clients duties and the duties of the principal designer & principal contractor can be found on the Internet (such as CONAG Industry Guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with an asbestos survey or any other surveys and record drawings / information that the client has on the building or site such as service locations should be passed on to the contractor. Our brief does not extend to principal designer role, so the principal contractor will be responsible for developing health and safety file during construction and handing it over to the client as an as-built health and safety file.				KENT DESIGN STUDIO KDS web : www.kentdesignstudio.co.uk tel : 01580 220413 Scale: As Noted @ A1 Date: Dec '20 PLANNING	Proposed residential development at: Runham Farm, Runham Lane, Harrietsham, Maidstone ME17 1NJ Drawing Number 2696_06E Drawn By -



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