



**CADER IDRIS POULTRY FARM, GRAVESEND ROAD,  
WROTHAM, SEVENOAKS, KENT TN15 7JS**



**Lambert  
& Foster**







## **CADER IDRIS POULTRY FARM, GRAVESEND ROAD, WROTHAM, SEVENOAKS, KENT TN15 7JS**

A rural residential development opportunity extending to 1.24 acres (0.5 hectares) and comprising a range of farm buildings with change of use for conversion to 5 exclusive homes.

**OFFERS IN EXCESS OF £750,000**



### **SUMMARY**

- Peaceful rural location
- Site extends to 1.24 acres (0.5 hectares)
- Class Q change of use for 5 barn conversions
- Excellent local road and transport connections
- Possible planning potential for an alternative residential scheme (STP)









## LOCATION

Cader Idris is located on the outskirts of the rural village of Wrotham, Kent. Surrounded by rolling green fields and woodlands, the location is a peaceful and tranquil retreat from the hustle and bustle of the nearby towns and cities.

Nearest towns include Gravesend, approximately 8 miles to the northwest, and Sevenoaks, approximately 6 miles to the southeast. Other nearby towns include Maidstone, which is approximately 12 miles to the east, and Tonbridge, which is approximately 8 miles to the southeast.

The site is well connected to the local and national road networks. Accessed directly from Gravesend Road (A227) it is located just 2.5 miles from the M20 and 3.4 miles from the M26. Public transport is also readily accessible with several local bus routes available into Wrotham, with connections to Maidstone and Sevenoaks. The nearest train station is Borough Green & Wrotham, approximately 1.5 miles to the south west. From the station, there are regular trains to London Victoria and Ashford International..

In addition, there are several popular walking and cycling routes, including the nearby North Downs Way. The site is also within easy reach of the stunning Kent coast via the M2 and M20.

## DESCRIPTION

The irregular shaped site is accessed directly from Gravesend Road (A227). Approaching from the driveway, the main site, currently a poultry farm, is tucked away back from the main road. Surrounded by residential gardens and open meadow space, the site benefits from a pleasant rural setting

There are currently eight farm buildings on the site, all currently in use as poultry sheds. Four are earmarked for demolition and the remaining four are available for Class Q residential conversion.

## PLANNING

Prior Approval was granted on Monday 05 Dec 2022 under reference number 22/02696/PAC for: "Prior notification for a change of use from agricultural use to C3 and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015". In addition, no objection was lodged for the demolition notice, reference 22/01831/DEMNOT, on Wednesday 07 Sep 2022. Plans are available on request or via the Sevenoaks District Planning portal.

The property is subject to the rights granted by a transfer dated 19.06.1996. These provide for a right of way over the road coloured yellow on the plan and also subject to the use of water from the pipe shown with a blue line on the same plan together with rights of entry to maintain. A copy of the Title and Plan are included in the Data Room and available on request.



## THE OPPORTUNITY

With Class Q planning consent in place, Cader Idris Farm offers developers the potential to create an exclusive private development of converted barns.

The new owners could seek to re-engage with the current consent and obtain planning consent for an alternative, new build housing scheme. This option would be subject to new planning permission and would be at the new owner's discretion.

## SCHEDULE OF ACCOMMODATION

Property	Type	GIA (approx)	Total Plot Size (approx)
Barn 01 – Detached	8-person 4 bed	238 m <sup>2</sup> / 2,562 sq ft	526.8 m <sup>2</sup> / 5,670.4 sq ft
Barn 03 – Detached	8-person 4 bed	168 m <sup>2</sup> / 1,808 sq ft	387.4 m <sup>2</sup> / 4,170 sq ft
Barn 05a – Semi-Detached	4-person 2 bed	86.8 m <sup>2</sup> / 934 sq ft	412.3 m <sup>2</sup> / 4,438 sq ft
Barn 05b – Semi-detached	4-person 2 bed	86.8 m <sup>2</sup> / 934 sq ft	
Barn 07 – Detached	3-person 3 bed	84.5 m <sup>2</sup> / 909 sq ft	214.2 m <sup>2</sup> / 2,305.6 sq ft

**Total GIA (approx)**  
**664.1 m<sup>2</sup> / 7,148 sq ft.**

**VIEWINGS:** Cader Idris Farm continues to operate as a working poultry farm. Therefore, due to current government-imposed avian influenza restrictions, **viewings are strictly by appointment only**. Lambert & Foster will arrange for accompanied viewing slots on specific viewing days during the marketing phase. Wellington Boots are compulsory for decontamination purposes. Please contact Toby Box to arrange a viewing slot.

**TENURE:** Freehold

**SERVICES:** We are informed that water, electricity, mains water, and foul drainage connections are available. Prospective purchasers should make their own enquiries as to their capacity and suitability.

**NOTE:** In common with other Class Q Consents, all units have garden areas to match the footprint of each unit.

**DATA ROOM ACCESS:** A data room of additional information is available to interested parties. Please email Toby Box - toby.box@lambertandfoster.co.uk to request direct access.

**METHOD OF SALE:** The freehold of the site is to be sold on a Private Treaty basis.

**Offers are invited only on an unconditional basis** and are to be submitted on company headed paper as a PDF attachment. Following receipt of a bid, our clients reserve the right to offer selected bidders a chance to submit a 'best and final' offer on a further bid deadline yet to be confirmed.

**LOCAL AUTHORITY:** Sevenoaks District Council sevenoaks.gov.uk 01732 227 000

**CONTACT INFORMATION:** For more information, to arrange a viewing or to formally submit a bid for this opportunity, please contact :-

Toby Box (MSc, MRICS) via email toby.box@lambertandfoster.co.uk or Will Jex (BA Hons) via email will.jex@lambertandfoster.co.uk .

Alternatively call the Paddock Wood office on 01892 832 325.

**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. March 2023.

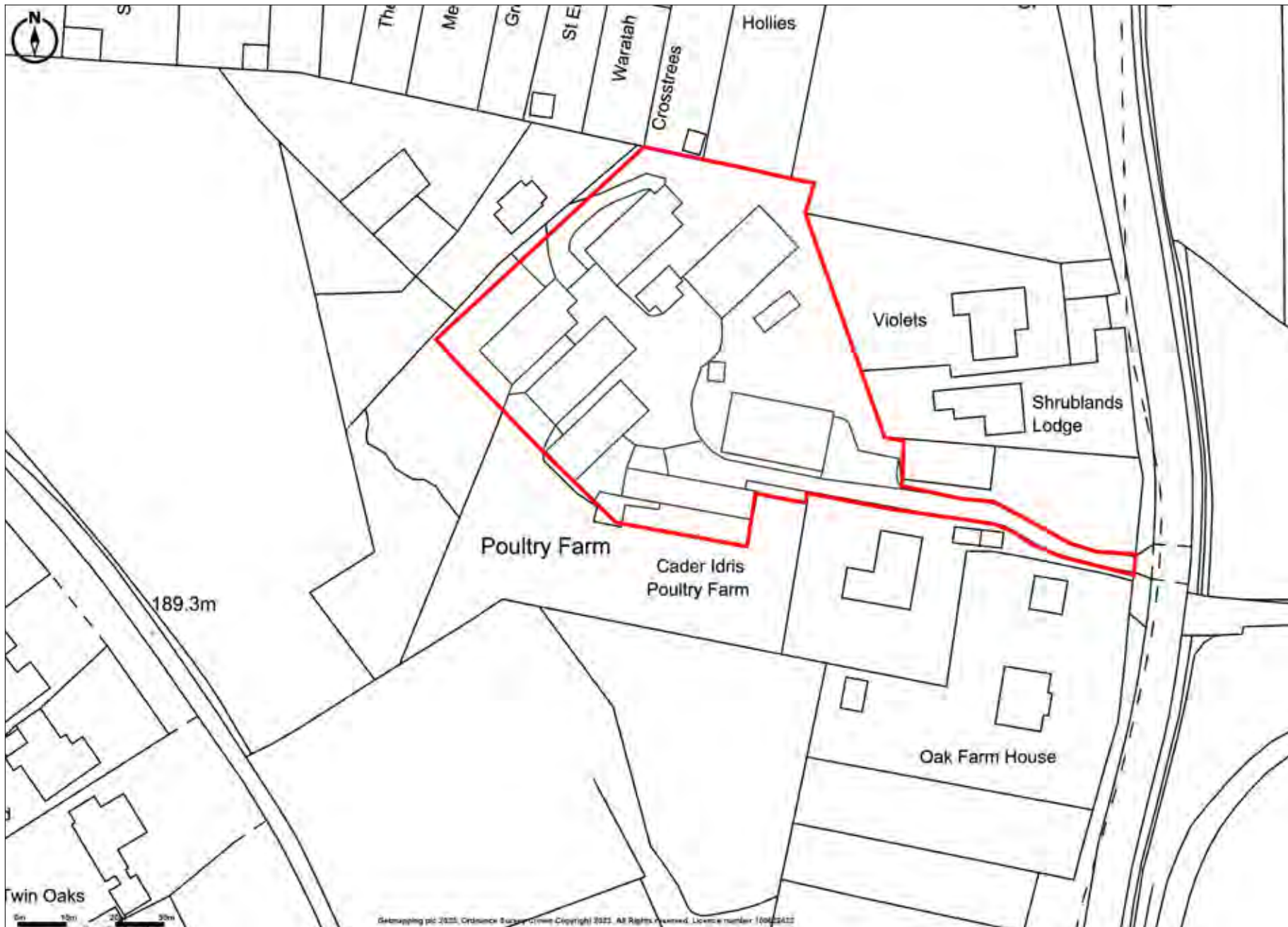
### MONEY LAUNDERING REGULATIONS:

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.

### IMPORTANT INFORMATION:

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.









OFFICES LOCATED AT:

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**Tel. 01892 832 325**

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**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**

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