



125

— YEARS OF —

**Lambert
& Foster**



APPLEGARTH FARM
ST MICHAEL'S, TENTERDEN, KENT, TN30 6TA



**Lambert
& Foster**



ASHFORD 11 MILES | HEADCORN 6 MILES | TENTERDEN 2.5 MILES

APPLEGARTH FARM, ST MICHAEL'S, TENTERDEN, KENT, TN30 6TA

An unusual rural development opportunity (subject to necessary further planning consents) comprising a former Station House (with implemented consent for residential use), a range of former agricultural buildings with partial consent for commercial use in land extending in all to some 1.79 acres (0.72 hectares).

GUIDE PRICE £650,000 FREEHOLD



SITUATION

Applegarth Farm is the site of the former High Halden Road Station for the Kent & Sussex Railway. The Station House still stands on site and was granted planning permission for conversion to a single dwelling under Application 95/00760. This has been implemented but not completed. In addition to the Station House, the property comprises a small range of former agricultural buildings previously let for commercial use, but now vacant, a mobile home (no planning permission but historically subject to Council Tax) on a site extending to some 1.79 acres (0.72 hectares).

LOCATION

The property is located within the village of St Michael's which offers local amenities. The town of Tenterden is some 2.5 miles distant offering further educational, recreational and shopping facilities. The nearest mainline station is located in Headcorn, 6 miles from the property. The property is accessed via the A262 (Biddenden Road), linking up with the A28 to the east, which provides access to the M20 at Ashford.



DESCRIPTION

Applegarth Farm has direct access from A262 Biddenden Road. The drive leads to a small parking area and continues in a north westerly direction. The Station House, commercial units and buildings are located either side of a central driveway which is subject to third party rights (see later). To the north of the commercial units is a mobile home which has no residential status. There is a small area of grassland with wooded copse to the north of the mobile.



APPLEGARTH FARM BUILDINGS

BUILDING NAME	DESCRIPTION	AREA (M²)
Units 1 and 2	A pair of semi-detached commercial units of block construction, with crittal windows under a pitched corrugated metal sheeted roof with concrete floor. Rateable values: £2,500 and £2,500	78.75
Unit 3	A detached consented industrial workshop of block construction, with crittal windows under a mono pitched corrugated fibre cement sheeted roof with concrete floor. There is an attached external WC on the south eastern elevation. A timber frame lean-to with steel box profile clad roof is attached on the south eastern elevation. Rateable value: £3,200	71.5 Lean-to - 21
Unit 4	A detached consented commercial storage unit of block construction, with crittal windows under a mono pitched corrugated metal sheeted roof with concrete floor. There is an attached external WC on the south eastern elevation. Rateable value: £4,500	116.29
5. Workshop	A detached workshop of block construction, with pitched steel box profile clad roof and concrete floor. Internally subdivided into three linked rooms with WC and attached lean-to.	55.13
6. Wood Store	A detached store of block construction with concrete floor, consented for industrial use, under a corrugated fibre cement sheeted roof which has been insulated.	56
7. Store	A detached store of block construction with concrete floor. The roof has been removed.	56
8. Station House	The former station house of brick construction with part timber weatherboarding to the elevations under a corrugated metal sheeted roof.	40
9. Mobile	A mobile home is located to the north west of buildings 6 and 7 which is the late owner's principal residence but does not have planning permission.	

PLANNING INFORMATION

The following Ashford Borough Council planning permissions noted below benefit the site – a full planning history is available on request:

22/00964/AS

Continuing use of land and building for Light Industrial purposes.^

.....

00/001079/AS

Conversion of Railway Station to dwelling (Renewal of 95/00760/AS). The sellers have informed us this consent was implemented.

.....

94/01348/AS

Change of Use from agricultural to Industrial B1.*

.....

93/01105/AS

Change of Use of redundant agricultural buildings to light industrial B1.
No copy of the permission is available from ABC.

.....

Enforcement action was taken against the residential use of the mobile home on the site in 1983 (T83/2/43/9) but the previous occupier continued to pay Council Tax Band A during his occupation.

.....

Consent marked * is for building 3 & 4, and marked ^ is for Building 6 – see sale plan.



VIEWINGS: Viewing strictly by appointment only please contact Will Jex or Antonia Mattinson on 01892 832325 (Option 3).

METHOD OF SALE: For sale as a whole, by private treaty.

TENURE: Freehold with vacant possession on completion.

SERVICES: Mains water and electricity.

MOBILE AND INTERNET: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

FOOTPATHS AND RIGHTS OF WAY: A public footpath passes over a section of the most northern part of the land. The landowner to the north of the yard has a right of way by virtue of a transfer made in 1993. The width of the right of way from the A262 is noted as 14 feet and the beneficiary of the right of way is required to contribute to maintenance according to user. The approximate route of the right of way is shown by the blue line on the sale plan.

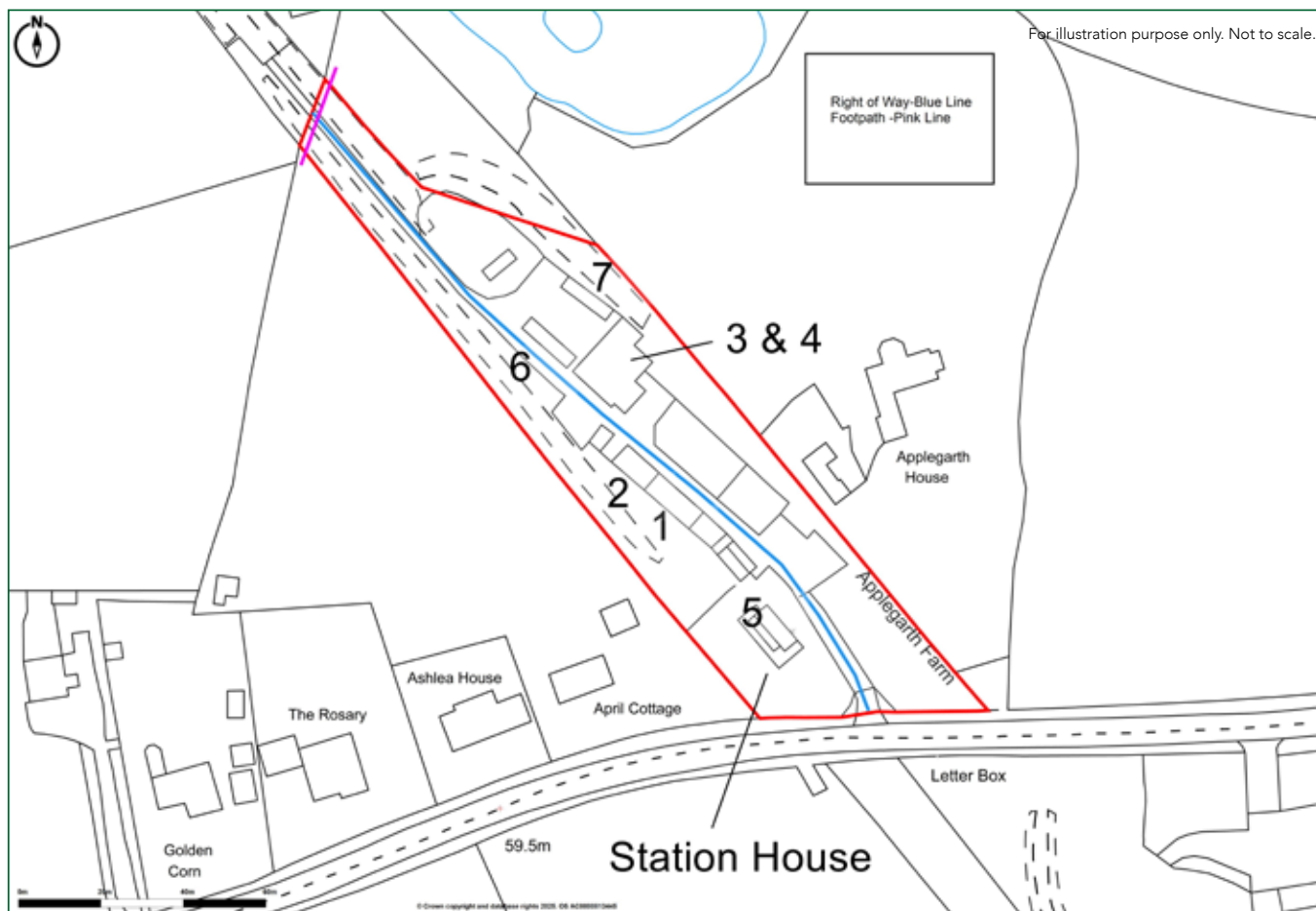
BUSINESS RATES AND COUNCIL TAX: Please see details noted in property descriptions.

DATA PACK: Available on request including planning and HMLR information.

LOCAL AUTHORITY: Ashford Borough Council

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Digital Market,



Competition and Consumers (DMCC) Act 2024, 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.

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.



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