



LONG BARN
CHURCH FARM | ULCOMBE HILL | ULCOMBE | KENT | ME17 1DN
OFFERS IN THE REGION OF £2,200,000



**Lambert
& Foster**

LONG BARN, CHURCH FARM, ULCOMBE HILL, ULCOMBE, KENT ME17 1DN

Former Farm Buildings with planning permission for 6 x 4 and 5 bedroom contemporary homes extending to 2,555 sq m / 27,500 sq ft developable space, situated in a stunning semi-rural location on the Greensand Way.

M20 JUNCTION 8 4.3 MILES | HEADCORN MAINLINE RAILWAY STATION 4.1 MILES | ASHFORD INTERNATIONAL 14.5 MILES



PLANNING

Planning permission was granted by Maidstone Borough Council on 3rd May 2023, (Reference 22/500745FULL) Change of use, partial demolition and external alterations, including recladding and roofing of 2no. Industrial, agricultural and horticultural buildings to create 8no. residential dwellings with ancillary storage space for Orchard House. **Note** The Long Barn offered forms part of the approval with the other 2 units not included with this sale the sale located to the south. Provision has been made for change of use of land to the rear of the barn for private gardens to each property.

Access to the site is shared with adjoining properties including Church Farmhouse and other building in the yard with consent for residential use. Please refer to the approved plans for further details

LOCATION

Situated on the Greensand Way, Long Barn enjoys stunning views over The Weald of Kent. However, while being an idyllically peaceful rural location, the site is equally well connected with easy access to thriving villages and towns. Nearby Leeds Castle, known as the prettiest castle in England, is less than a two mile walk away across the rolling countryside. Ulcombe itself is a rural village supported by a popular country Inn, The Pepper Box, and for sporting activities the Ridge Golf Club. A more comprehensive range of shops and amenities can be found at Headcorn, some four miles south. The County town of Maidstone is only 8 miles from Ulcombe, perched on the edge of the River Medway and bustling with life. It is one of the most comprehensive towns in Kent. Maidstone is also renowned for its outstanding secondary and private schools including boys' and girls' grammar schools, and is a short drive from Ulcombe and its tranquillity.

TRANSPORT

Headcorn Station is the nearest station at 4.1 miles with services to Charing Cross and London Victoria (1hr 11mins).

The M20 provides access to the coast and London via the M25.

DESCRIPTION

The site is regular in shape, occupying an elevated position within a former farmstead and is currently used for rental units for small business and office space. Historically, the site has also been used for storage and the majority as a working farmstead.

The site is bounded to the eastern boundary by the original farmhouse and Church. The northern boundary is defined with mature trees and the southern boundary will be with the traditional and modern building which also have consent for residential redevelopment. Further details for these separate consents can be provided on request.

GENERAL

Tenure: Freehold

Services: Mains water, drainage and electricity are connected to the site.

Local authority: Maidstone Borough Council

Data Pack to include approved site plans, floor plans and house dimensions is available on request.

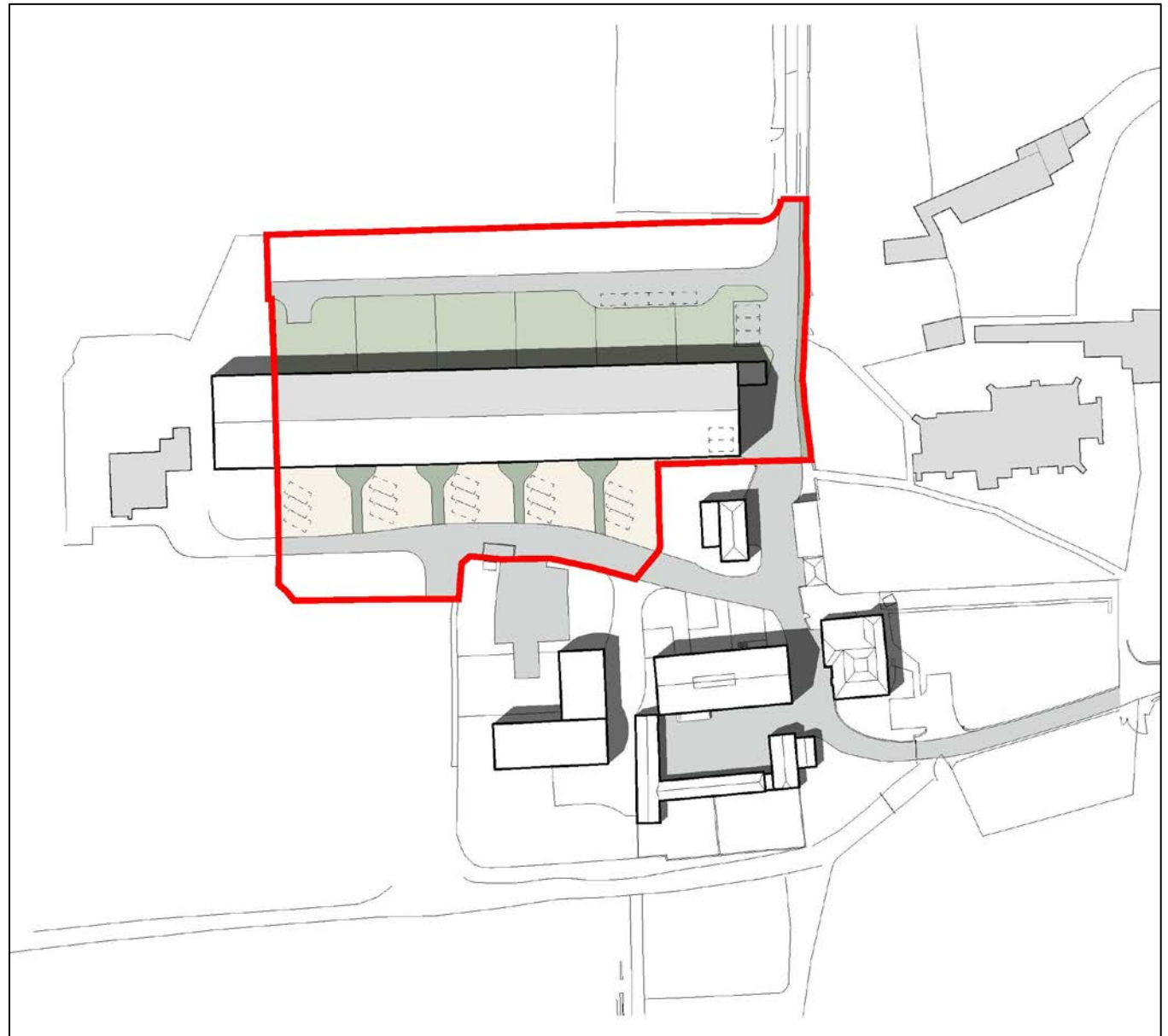
VIEWING

Strictly by appointment with the agents.

Paddock Office: 01892 832325 option 3.

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PLOTS 3-4 & 6-7



Proposed Ground Floor - Plots 3-4 & 6-7

PLOT 5



Proposed Ground Floor - Plot 5

PLOT 8



Proposed Ground Floor



Proposed First Floor - Plots 3-4 & 6-7



Proposed First Floor - Plot 5



Proposed First Floor



For illustrative purposes only

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