

Brook Hall Outbuildings

Waterham Road, Hernhill, Faversham, Kent, ME13 9JH



- Fine pair of period buildings
- Considered suitable for a variety of uses, STB & LB Consents
- Just under 2000 sq ft
- To Let/Freehold - offers invited

To Let/For Sale

180.75 Sq M (1,945.59 Sq Ft)

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Location

The property is located just off the A299 Thanet Way, adjoining farmland, with far-reaching rural views to the north. It is accessed via a long private driveway off of Waterham Road.

Description

A fine pair of adjoining period former farm outbuildings, one being of single-storey brick construction and the other timber framed and clad with tall vaulted ceiling, both with plain clay tiled roofs. A total of 1945 sq ft. (180.75sq m). The buildings are curtilage listed due to their relationship with the Grade II Listed adjacent farmhouse, Brook Hall.

Although in need of some repair, they lend themselves to a variety of commercial uses, subject to Listed Building consent and planning consent for a change of use.

Accommodation

The brick-built building currently has a number of entrance doors on one long side and one end, providing ease of access and windows to both long sides and one end. The timber building has tall barn doors giving access into its high vaulted ceiling space.

Terms

The property is available by way of a new full repairing and insuring lease, with full terms to be agreed.

Guide Price / Rent

Rental or freehold offers invited

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

and Premises: £The rateable value will need to be assessed.

Estate / Service Charge

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available on request.

Legal Costs

Each side to bear its own legal and professional costs

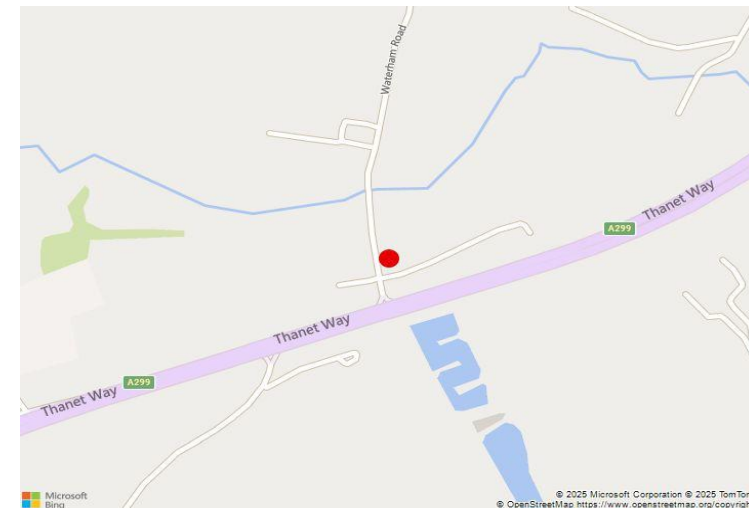
Viewings

Strictly by prior appointment through the Surveyors. Please contact Andrew Moore



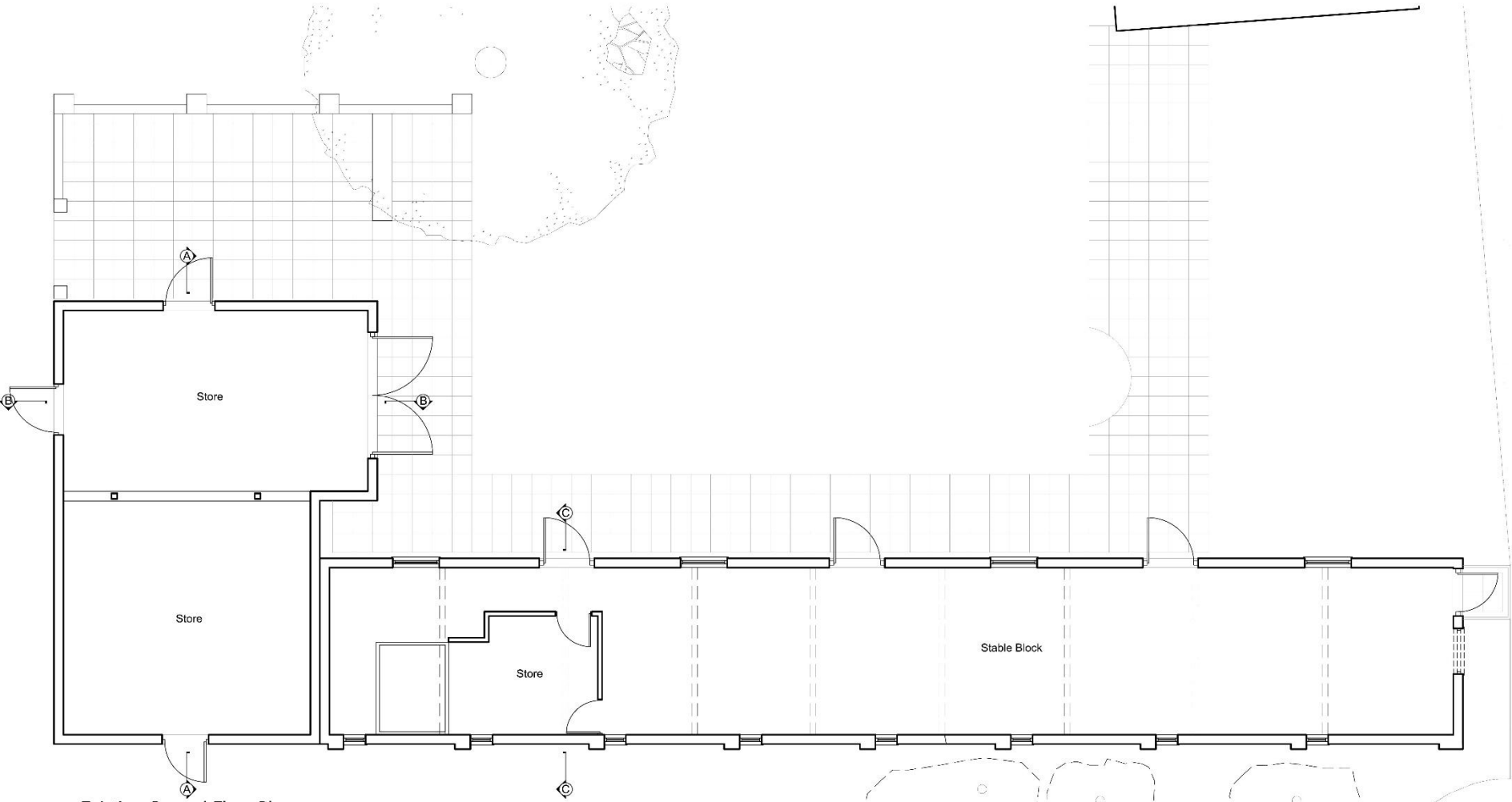
Andrew Moore

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07936 445657

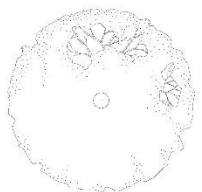


NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.





1 Existing Ground Floor Plan
Scale: 1:50 @ A1



design



Client Mr Parsons	Drawing No. 08.41.Priv.G 101
Project BROOK HALL Waterham Hemehill Kent ME13 9JH	Scale 1:50 @ A1
Status PLANNING	Date Sep 2015
Drawn By G.Phill	Check G.Phill