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parker

Farms and Land



Forest View Farm, Stelling Minnis, Canterbury, Kent CT4 6BG

A rural property situated in an idyllic location on a quiet country lane between the villages of Stelling Minnis and Elham which provides flexible and spacious accommodation, totalling approximately 2,675 square feet.

The property comprises the main bungalow together with a generous 2 storey annexe which was added later.

The property is subject to an Agricultural Occupancy Condition (see 'Planning' below) and sits in attractive gardens and includes a grazing paddock to the rear.

Freehold – Council Tax Band: C (*Bungalow*)
Council Tax Band: B (*Annexe*)

Accommodation

Main Bungalow: • Sitting/Dining Room • Kitchen/Breakfast Room
• Utility/Laundry Room • 3 Bedrooms • Hall • Bathroom • WC

Annexe:

Ground Floor: • Sitting/Dining Room • Kitchen/Breakfast Room
• Bedroom • Hall • Utility/Laundry Room • WC

First Floor: • Bedroom • Bathroom • Loft Storage

Communications

- Stelling Minnis - 1 mile • Canterbury - 8 miles
- Stone Street (B2068) - 1.5 miles • M20 (Jct. 11) - 8.4 miles
- Sandling Station - 9 miles • Channel Tunnel/Folkestone - 11.5 miles





Situation

The property is located in an idyllic rural location on a quiet country lane with very little passing traffic. There is easy access to Stelling Minnis village and to Stone Street (B2068) which links Canterbury & the A2 with the M20. Elham and North Elham are an easy drive as are Folkestone West & Sandling Stations.

The Dwelling

The bungalow was built from the mid-1980s and was extended at a later date by adding an attached 2 storey annexe. The whole property provides modern accommodation suitable for 2 families or multi-generational living with all the convenience that that provides.

Agricultural Occupancy

1) The bungalow was originally granted outline planning consent on 4th February 1985 by Shepway District Council under planning reference SH/84/1174 and is subject to an Agricultural Occupancy Condition. Planning Condition 8 of this planning consent stated that: "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality, in agriculture as defined in Section 290 (1) of the Town & Country Planning Act, 1971, or forestry (including any dependent of such person residing with him) or a widow or widower of such a person."

Agriculture is defined in Section 336 of the Town & Country Planning Act 1971 as "Agriculture includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature for the production of food, wool, skins or fur or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, an agricultural" shall be construed accordingly.

Outside/Gardens

The property is approached through iron gates leading to a spacious gravel drive with a Double Garage to one side. There are attractive private gardens to the side and rear of the property which are mainly lawned but they include a large patio, a fishpond and a small greenhouse.

Land

The land lies to the rear of the bungalow and garden and comprises a single grass paddock. There is also a small slither of woodland and a side access into the land from the lane where the Calor Gas Tank is located.

Soil Type

Mainly Soilscape 6 with a small part of Soilscape 8.

<https://www.landis.org.uk/soilscales/>

Footpaths

There are no footpaths crossing the property but there are footpaths in the area for walking etc.

<https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx>

Plan/Acreage/Boundaries

The plan on these sales particulars and the acreage quoted are based on the latest Ordnance Survey plans & are strictly for identification and guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry Title plan/s and must satisfy themselves as to the property boundaries and the quantity of land being purchased.

Any plans used are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

Planning

All enquiries relating to any further planning matter should be referred to the planning department at Folkestone & Hythe District Council - folkestone-hythe.co.uk

Services/Additional Information

Mains water and electricity, a gas boiler in the main part of the bungalow serves radiators and provides hot water to the whole property. There is a Calor gas storage tank in the rear garden, accessible from the side lane. There is a Private drainage system, which is believed to be a septic tank.

Broadband: BT

Mobile: Sellers use BT/EE Mobile. There is a 5G signal in certain locations.

Flood Risk: Very low.

Viewings

All viewings are strictly by appointment with Hobbs Parker Estate Agents. Please contact either our Ashford (01233 506260) or Tenterden (01580 766766) offices.

Directions:

Sat Nav CT4 6BG

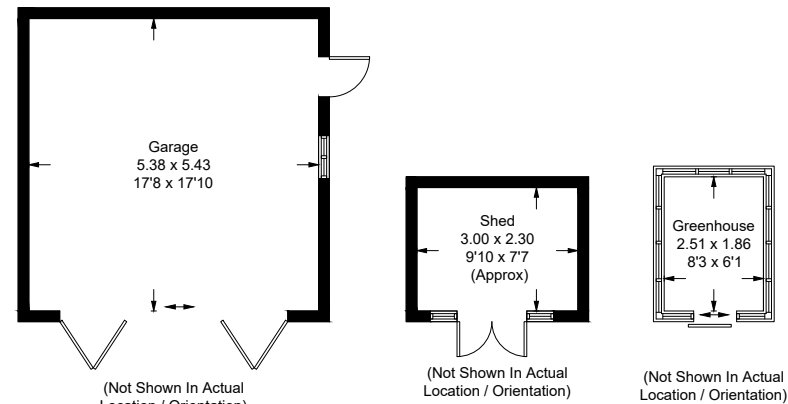
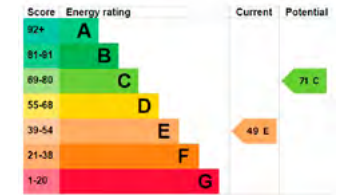
What3Words: <https://w3w.co/kilowatt.meanings.blaring>

The property is in a rural location to the east of Stelling Minnis village and is accessed from Wheel barrow Town via Fryarne Park Lane, Gildridge Hill & Wildage & Madams Bottom Lane.

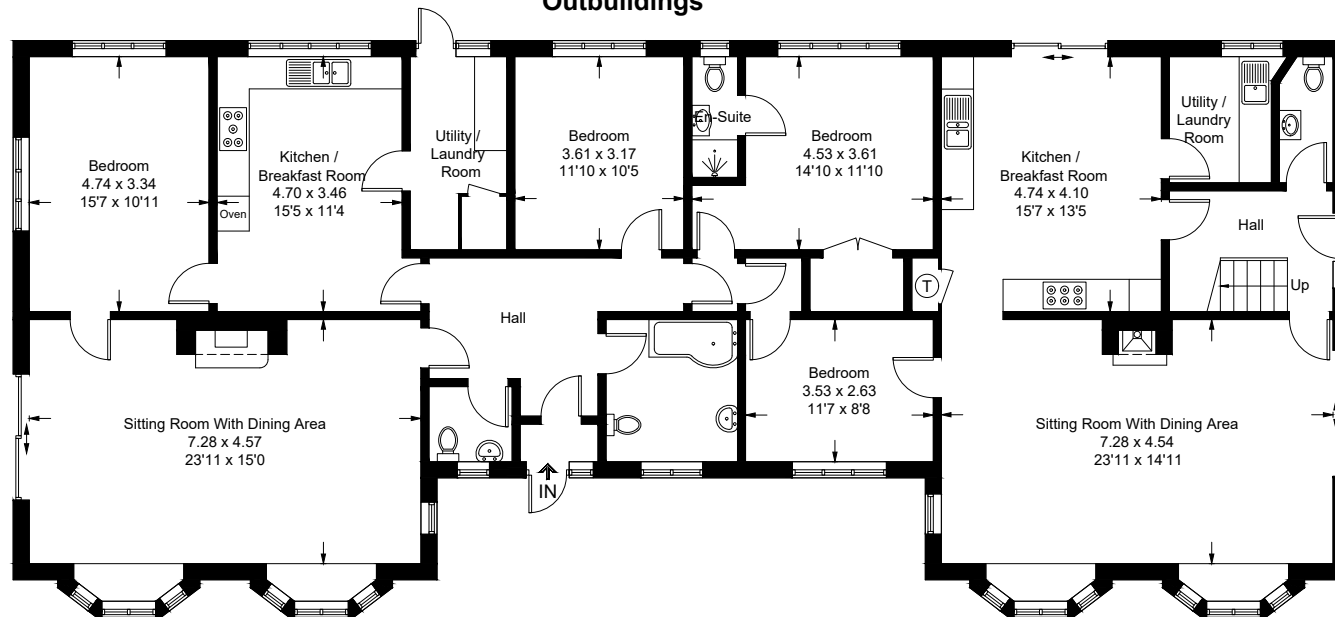
For the most accurate directions, download the What3Words App and use the reference above for the exact location of the property.



Forest View Farm, Stelling Minnis, Canterbury



Outbuildings

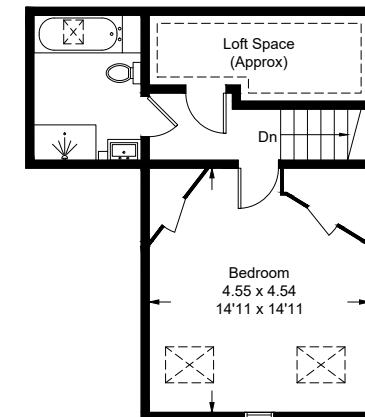


Ground Floor - 212.5 sq m / 2287 sq ft

Approximate Gross Internal Area = 248.6 sq m / 2675 sq ft

Outbuildings = 40.9 sq m / 440 sq ft

Total = 289.5 sq m / 3115 sq ft



First Floor - 36.1 sq m / 388 sq ft

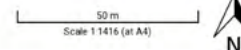


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1215400)

www.bardenvisuals.co.uk



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Boundaries/Acreage

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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

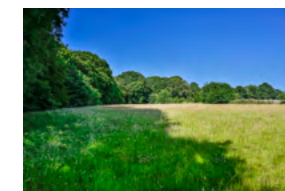
We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any

contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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