



125

— YEARS OF —

**Lambert
& Foster**



MOORCOCKS FARM, BUTCHERS LANE,
MEREWORTH, MAIDSTONE, KENT ME18 5QA



**Lambert
& Foster**



MOORCOCKS FARM, BUTCHERS LANE, MEREWORTH, MAIDSTONE, KENT ME18 5QA

Offered for sale to the market for the first time in over 80 years, a superbly located mixed residential farm with handsome Grade II listed farmhouse, extensive range of traditional and modern agricultural buildings (12016 sq ft/ 1116.3 sq m), now in commercial use and approximately 25.60 acres (10.36 ha) of agricultural land immediately adjoining the village.

GUIDE PRICE £1,750,000



SITUATION

The property is located within the village of Mereworth which offers local amenities. The County Town of Maidstone is some 7½ miles to the east and Tonbridge, 7 miles to the south west, both offering a wide choice of further shopping, educational and recreational facilities. Moorcocks Farm is a short distance from Seven Mile Lane, which links up with Junction 3 of the M26, with onward connections to the M20 and M25 motorways and national motorway network. Paddock Wood is some 6 miles to the south, which has a mainline station offering direct services to central London and the coast in under an hour.

ACCESS

Moorcocks Farmhouse is located within the village of Mereworth along a private shared driveway. The vendors and their family own the two houses also accessed off the drive and will retain rights of access.

DIRECTIONS

The postcode of the property is ME18 5QA. Using What3Words app, the access to Moorcocks Farm can be found at ///jiffy.increased.imprints.





HISTORY

Moorcocks Farm has been within the same family since 1940 when it was purchased as a productive fruit farm supplying fruit throughout Kent and into London. The Farmhouse is Grade II listed and referred to by Historic England as *"Farmhouse C17, much altered in C18. Late C18 brick and render elevations. Two lipped gables to wings connected by ridge roof in centre, all tiled. Two storeys, four windows with central recess. Irregular use of sash and casement windows. Porch to right of centre in recess."*

The farm diversified into commercial use of the yard in the 1990's and the premises has since been let to a single occupier who has recently vacated.

MOORCOCKS FARMHOUSE

The Farmhouse is approached along a private drive which leads to the yard. The Grade II listed brick and rendered farmhouse has origins in the 17th century with later additions and offers purchasers the rare opportunity to renovate a handsome farmhouse in a convenient village location together with traditional farm buildings offering further development opportunities. The accommodation comprises ground floor entrance vestibule leading to dining hall fitted with woodburning stove. From either side of the dining hall are two sitting rooms both double aspect and with open fireplaces, one situated in the older part of the house has a handsome bressummer beam and original shutters. The kitchen/breakfast room is light and airy and can be accessed from both the dining hall and the lower ground entrance hall, a study is to the rear of the ground floor with original beams and fireplace fitted with cast iron duck's nest.

A rear entrance gives access to the lower ground floor with reception hall, cloak room and utility room and across the hall is a spacious farm office with original fireplace. This floor also has a store/cellar racked out for storage.

From the inner hallway or kitchen, stairs lead up to the first floor with large landing where there are five bedrooms and a family bathroom with bedroom 5 accessing through bedroom 4. The farmhouse retains many original period features, including Victorian fireplaces, but would benefit from general updating and modernisation throughout.

Outside: The property has a good sized traditional garden both to front and rear with mature planting and established trees and hedging.







MOORCOCKS FARMYARD

The Farmyard comprises of a range of traditional and modern buildings, which benefit from B1 use (now classified as E). There are 12,016 sq ft / 1,116.3 sq m of high quality offices and workshops formed from the former farm buildings with a number of separate spaces which could allow sub division. The units have recently been vacated after a long let and offer scope for either owner occupation or letting to create rental income and could be used for a variety of commercial purposes. The buildings are located around a tarmac area with plenty of car parking space. The yard area extends to approximately 0.54 acres.

The accommodation is described more particularly below:

Former Packhouse	A single storey steel portal frame building clad with metal box profile sheeting to the elevations and roof. Portacabin and despatch area.
Workshop	Attached to storage building of block construction with felt roof, partially insulated with concrete floor.
Offices	A mix of predominantly brick construction under a pitched tile roof and pitched composite slate roof with later additions which have been converted to high quality office space.
Agricultural Store	A timber framed building with timber horizontal weather boarding under a box profile roof.
Toilet Block	Of brick construction with weather board cladding to the elevations, under a composite tile roof.

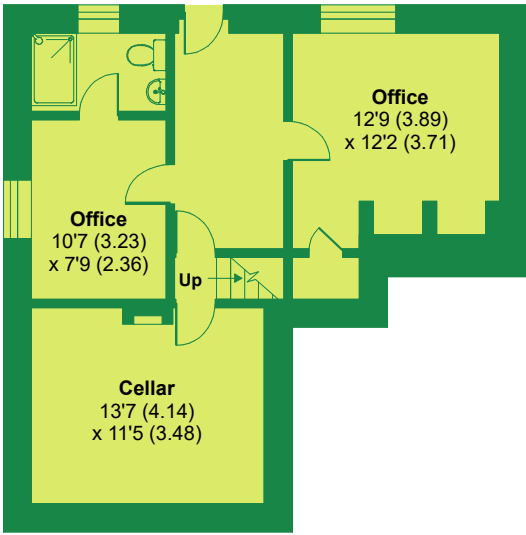
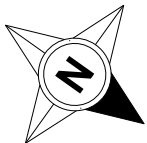
FARMLAND

A ring fenced block of pasture which surrounds the farmstead on three sides, extending in all to about 25 acres / 10.11 ha. The land has good road frontage to Willow Wents Lane on its northern boundary and Butchers Lane on its eastern boundary where the land is accessed. The land immediately adjoins the built up residential boundary of the village to the south.

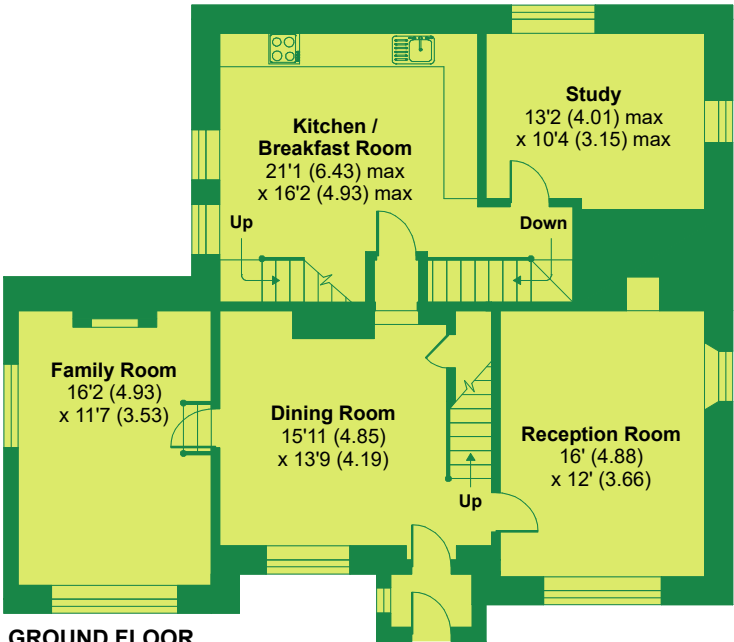
FLOOR PLANS

Moorcocks Farm, 51 Butchers Lane, Mereworth, Maidstone, ME18 5QA

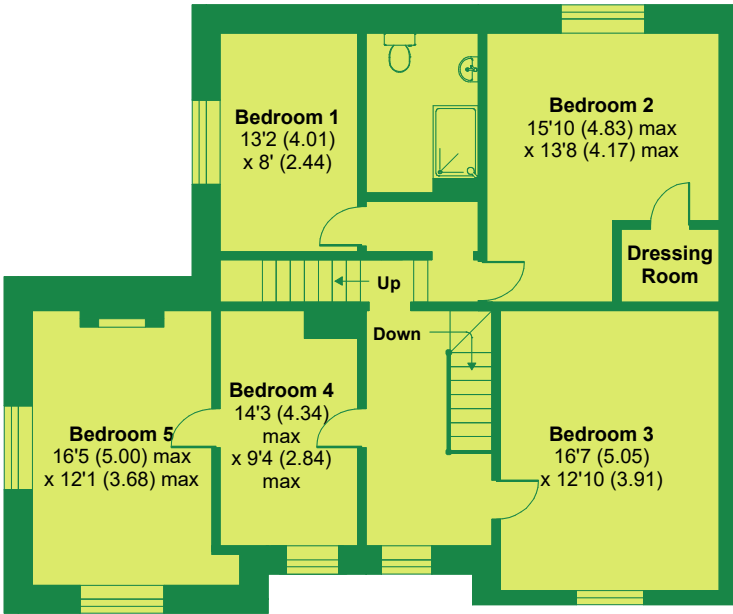
Approximate Area = 2830 sq ft / 262.9 sq m
Outbuilding(s) = 9186 sq ft / 853.4 sq m
Total = 12016 sq ft / 1116.3 sq m
For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



FLOOR PLANS

Moorcocks Farm, 51 Butchers Lane, Mereworth, Maidstone, ME18 5QA

Approximate Area = 2830 sq ft / 262.9 sq m
Outbuilding(s) = 9186 sq ft / 853.4 sq m
Total = 12016 sq ft / 1116.3 sq m
For identification only - Not to scale



DESIGNATIONS: Moorcocks Farmhouse is Grade II listed. The farmland is classified Grade 2 under the DEFRA Agricultural Land Classification.

PLANNING: The commercial use of the yard was established by Planning Permission granted by Tonbridge & Malling Council for *“Change of use of fruit and vegetable packing and distribution to Class B1 (graphics studio with offices, rest room) and car parking”* Ref 05/02948/FL. Copies of the consent are included in the Data Pack.

BUSINESS RATES: The offices and yard have a Rateable Value (2023 Valuation List) of £68,000 per annum.

COUNCIL TAX: Moorcocks Farmhouse is in Band G.

SERVICES: Mains water, electricity and drainage. Broadband connection to house and offices.

METHOD OF SALE: Moorcocks Farm is offered for sale as a whole by private treaty. The selling agents may set a date for best and final offers and interested parties are advised to register interest to be kept updated on the sales process.

OVERAGE: The vendors will retain overage in respect of the farmland reserving 30% of any uplift in value created by planning permission for non-agricultural development within 30 years of completion. Further details on request.

TENURE: The property is offered for sale freehold with vacant possession.

PUBLIC RIGHTS OF WAY: There are no public rights of way that cross the property.

FENCING: A small area to the north west of the farmland has been agreed to be sold to the residential neighbour who will be required to erect and thereafter maintain a new fence.

LOCAL AUTHORITY: Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ.

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummery or Antonia Mattinson on 01892 832 325, option 3.

alan.mummery@lambertandfoster.co.uk
antonia.mattinson@lambertandfoster.co.uk

DATA PACK: A pack containing floor plans, commercial EPC, HM Land Registry Office copy entries and plans and planning history is available on request.

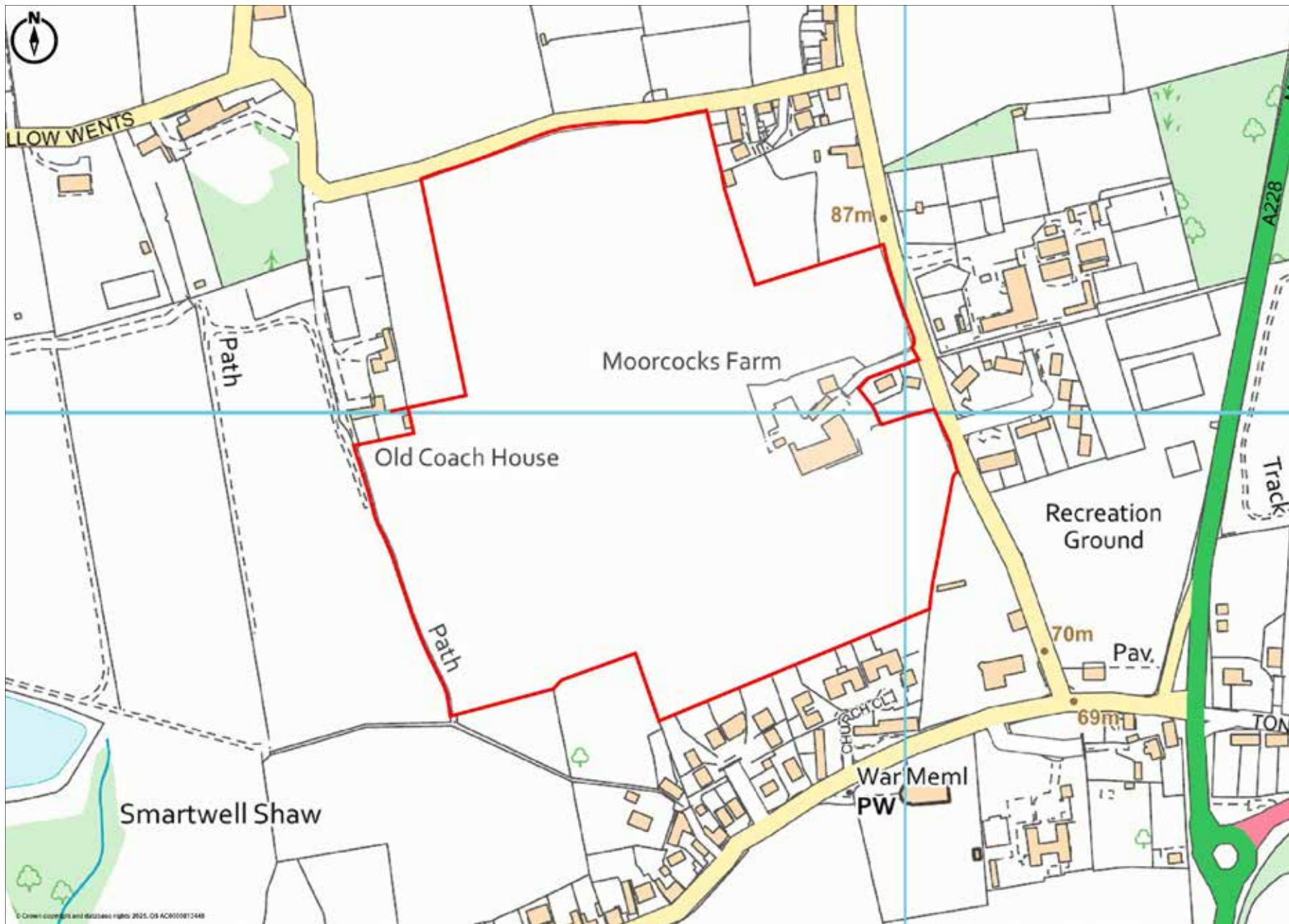
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The vendors will retain rights of access and appropriate easements and wayleaves for services, to the two retained houses off the farm drive.

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.

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.

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 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.





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