



# THE OAST HOUSE

Approximately 5,500 sq.ft.

Near Tenterden, Kent

A traditional

## TWO STOREY KENT OAST HOUSE

constructed in brick under a Kent peg tiled roof

Offers invited for rental,  
subject to change of use

## LOCATION

The property is situated just off the A262 to the north of Tenterden.

## DESCRIPTION

This traditional Kent Oast house is in a farmyard setting and is constructed in brick under a Kent peg tiled roof. The building has 5,500 sq.ft. of floor space and has ample parking to the south side and direct access to the highway.

This is a characterful building in good working and operating order, with concrete floors throughout. Lighting, water and 3-phase power connected. A WC is available.

The oast has agricultural use class and change of use may be required.

There is additional pastureland near the buildings extending up to 100 acres which is also available, depending on use types. There is also another building to the rear which could be available in 2021. Please contact the agents for more information or a viewing.

## SERVICES

Mains water and electricity are connected to the buildings. The tenant will be responsible for separate metering.

## GUIDE RENT & TERMS OF LETTING

Proposals are invited from prospective tenants, together with an indication of a proposed rental payment.

## VAT

All figures are exclusive of VAT which will be charged at the prevailing rate, if applicable.

## VIEWING

Strictly by prior appointment only with the sole agents BTF Partnership. All viewings must be accompanied as there are health and safety regulations to observe on the site as this is a working yard. The Landlord and his agents will not accept any responsibility for personal injury, loss or damage as a result of unaccompanied viewings.

## AGENT'S NOTES

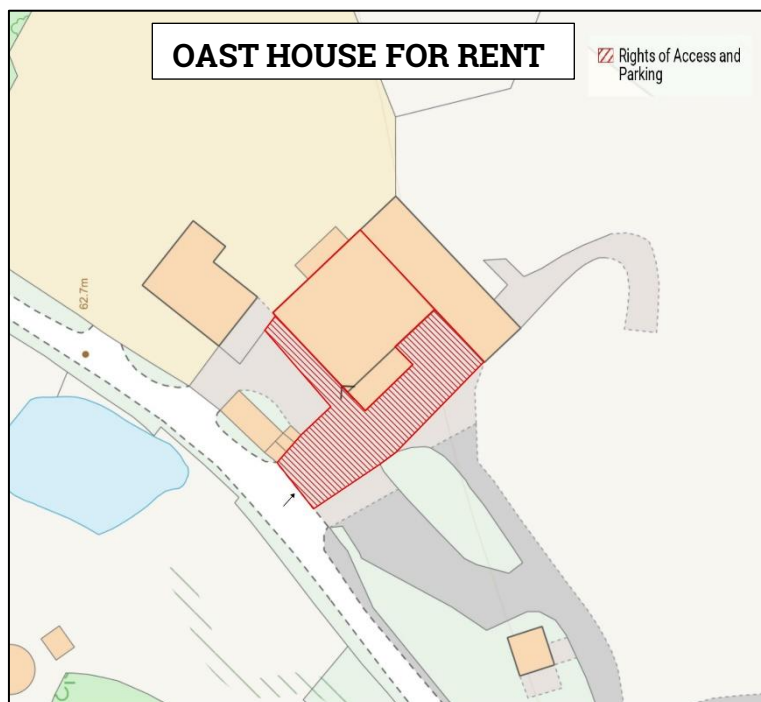
We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. None of the statements contained in these particulars relating to the property should be relied upon as a statement of fact and all measurements given are given as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed or structural survey of the building nor tested the service, appliances or any fittings.

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**Ref: RPT**



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.