



DEVELOPMENT SITE
BURSCOMBE SITE

COACH ROAD | EGERTON | ASHFORD | KENT TN27 9BB

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<i>Egerton</i>	-	<i>1 mile</i>
<i>Lenham</i>	-	<i>2 miles</i>
<i>Pluckley</i>	-	<i>3 miles</i>
<i>Maidstone</i>	-	<i>7 miles</i>
<i>Ashford</i>	-	<i>10 miles</i>

A development opportunity for an 'off grid' viticultural warehouse with additional retail space, storage rooms and offices which could create the perfect self-sufficient package in an area of Kent that is well suited for wine production.

- Bare site with former building already removed
- Completed project is consented to be entirely self-sufficient and off-grid.
- Consent for a single storey viticultural warehouse/winery with retail storage rooms and offices - Ref: 22/00564/AS
- Accessible location within close proximity to the M20 to reach London and Dover.
- In all approximately 4.5 acres.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £495,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership, Canterbury Road, Challock
Ashford, Kent TN25 4BJ

LOCATION

The Burscombe Site is in an entirely rural setting, 1 mile north west of the village of Egerton. The village of Pluckley is 3 miles south east and provides a range of amenities and facilities if required along with a national rail service which runs to Cannon Street, London Bridge and Charing Cross with journey times of over an hour. Maidstone is only 7 miles north west and provides good links to the national motorway networks with links to the M20 & M2 along with further national rail links to London in just under an hour.

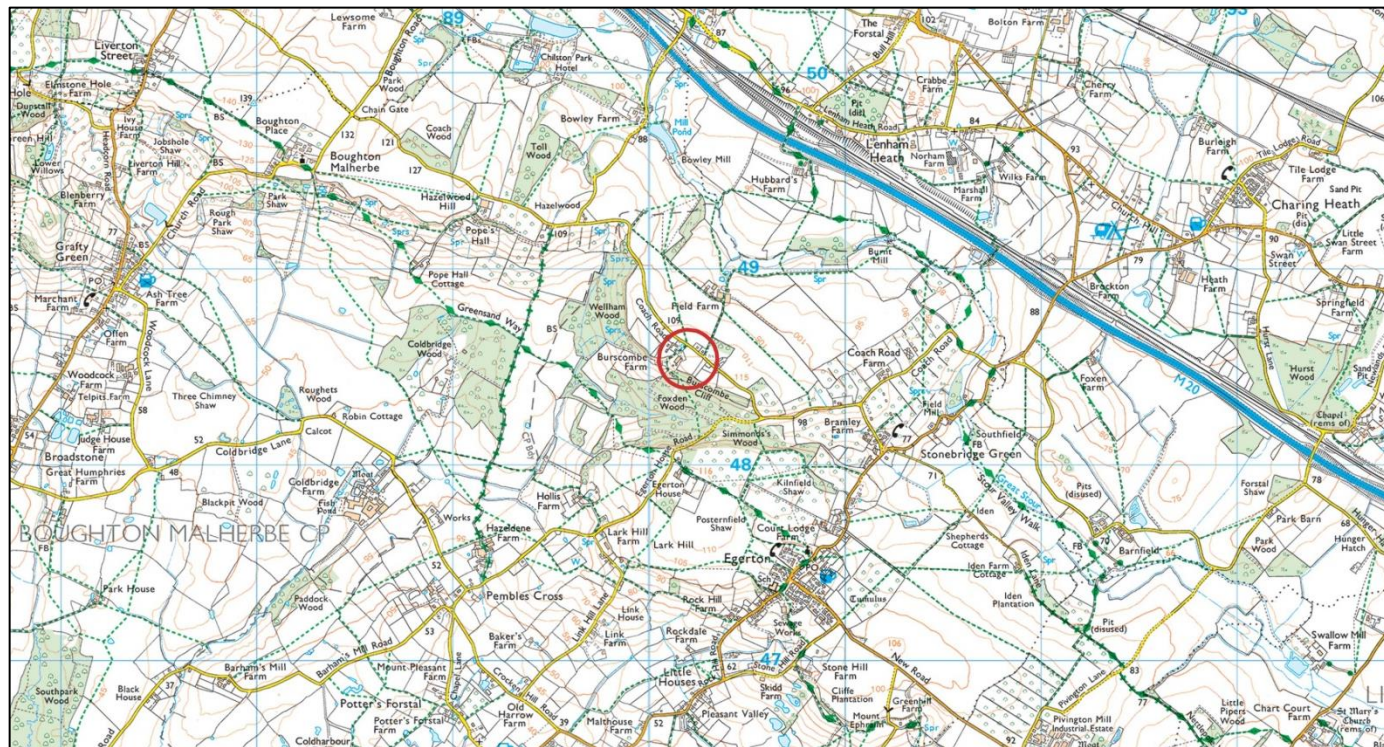
Ashford 10 miles south east provides an international rail link to London (37 minutes) and the Continent along with easy access to the national motorway network via Junctions 9 & 10 of the M20.

Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

WHAT 3 WORDS

///cushy.boggles.wells

LOCATION PLAN





GENERAL DESCRIPTION

The Burscombe Site was once the site of an old grain store which has now been removed and has created a bare site for a purchaser to move forward with. The site now has planning permission to become the UK's first hydrogen powered winery and workspace. With the goal in mind to be completely 'off-grid'. The building and surrounding areas have been designed to utilise the natural surroundings of the site by reverting to a more organic way of operating and adhering to the seasons and what this means for the production line. Approved plans and elevations are available from the selling agents on request or on the Ashford Borough Council Planning Portal.

SUSTAINABILITY

The entire project has justified every element of the building and landscape in order to fully function as an off-grid viticultural warehouse and winery with additional retail space storage rooms and offices. The "Sky Meadow" will sit atop the entire main building which will provide not only a natural habitat for wildlife but also to allow for the collection of rainwater which will be stored in a lower pond. The natural roof meadow will function as a natural heating-cooling system for the building throughout the year too, providing insulation throughout the winter months as well as a cooling moisture mechanism in the warmer summer months.



ENERGY FLOW

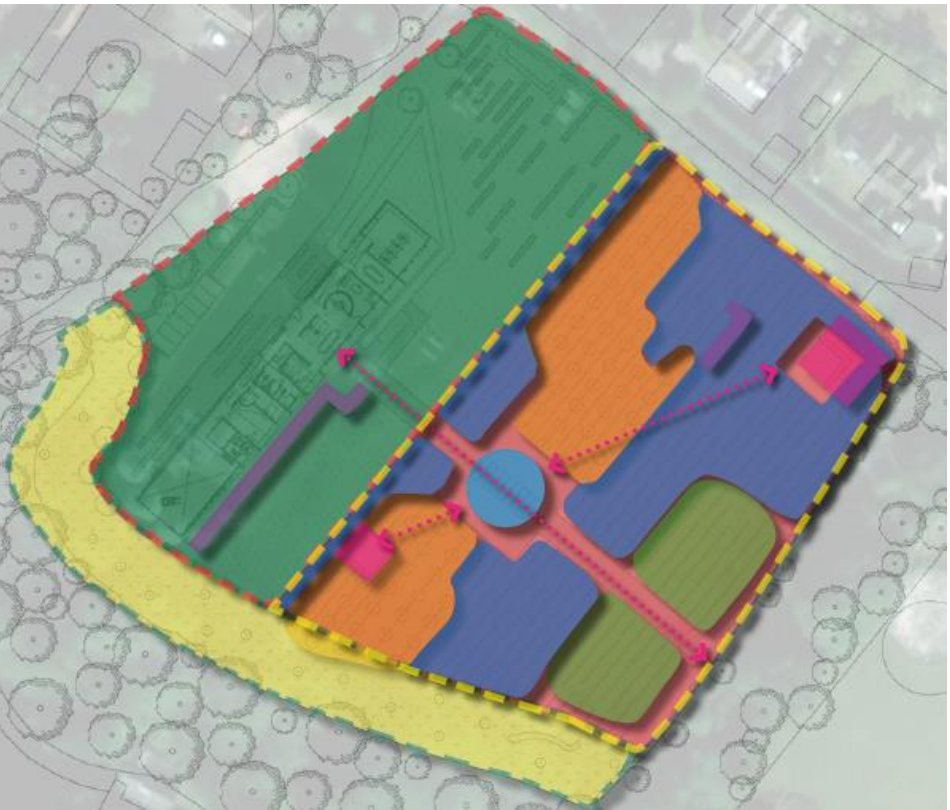
The entire consented system is created with various energy source components. One planned method of energy harvesting is a small solar field of approximately 100 panels. This, as well as multiple hydrogen storage tanks and a fuel cell will allow for the generated energy to be stored on site and to efficiently power the building all year round, with the summer months primarily being beneficial for solar energy directly and winter months using the excess hydrogen already stored.

THE VINEYARD & FOOD PRODUCTION

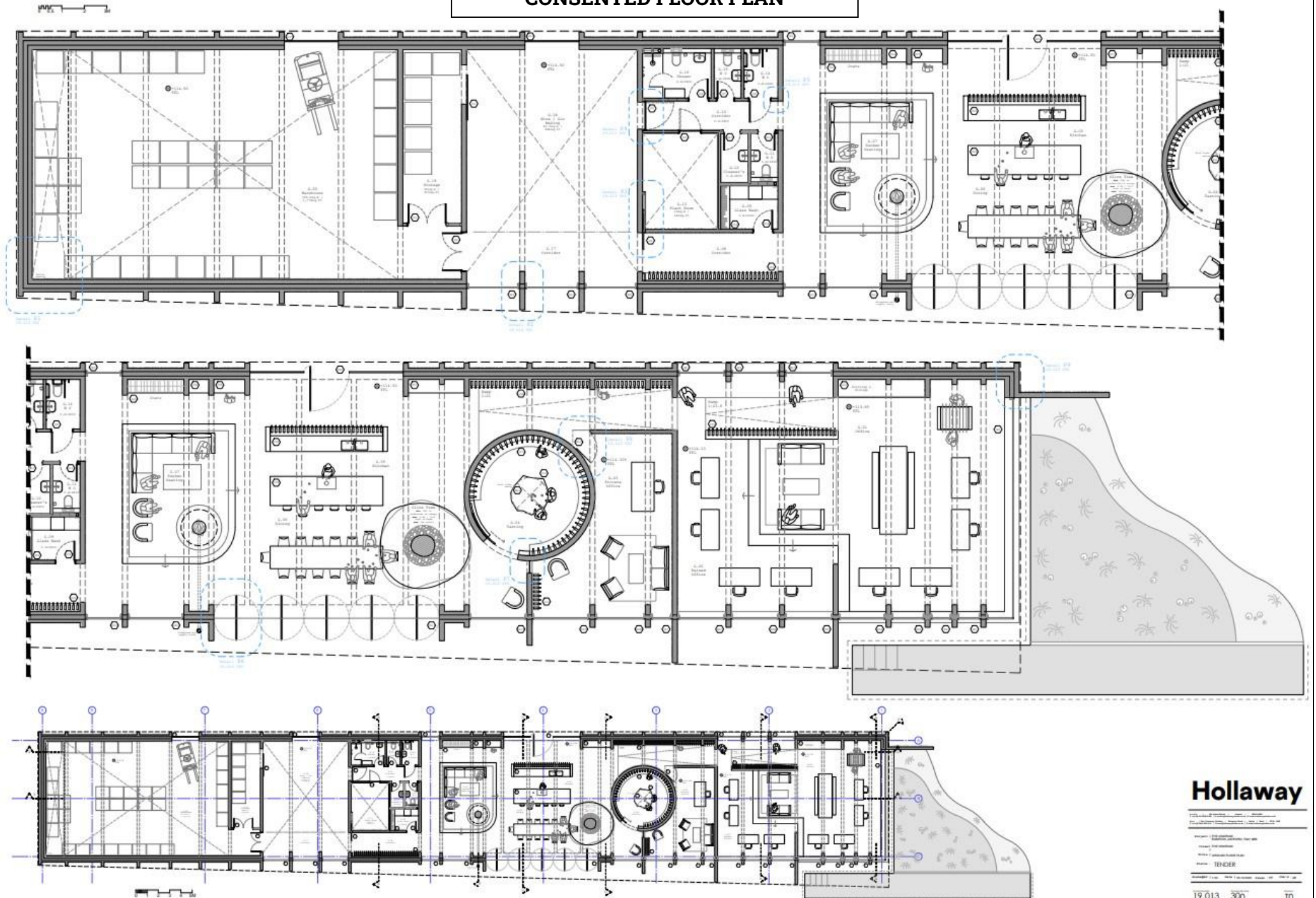
The vines and production of food will surround the main building and are designed to be produced and grown on site. Designed within the main building is the winery where the grapes will go to be crushed, manufactured and stored to be later tasted and experienced on site. With another emphasis being on local produce, there is also adequate storage and kitchen space to preserve the produce grown on site, as well as to be eaten as part of the experience of visiting the winery and viticultural building itself.

TASTING ROOM & KITCHEN

Within the main building to focus for visitors is the entire sensory experience of tasting and discovering local food and wine as a by-product of a completely off-grid operation. The vision for this room is an airy and tranquil space with light filtering in through glass dome, with intimate areas for smaller groups.



CONSENTED FLOOR PLAN



Hollaway

19.013 300 10

BOUNDARY PLAN



SERVICES

The Burscombe Site does have mains electricity and water on site however the consented building is designed to be entirely self sufficient and sustainable. **PLEASE NOTE** none of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections on the ground and from the Land Registry Plans available. Copies of these plans are available from the selling agents on request.

ACCESS

Access will be directly from Coach Road to the north onto a right of way for all times and all purposes coloured brown on the Boundary Plan. As far as we are aware Coach Road is an adopted public highway although no Highways search has been undertaken.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take any plot to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PLANNING

19/00767/AS & 22/00564/AS - Construction of office and warehouse facility with associated external works, following demolition of existing grain store and silos. Copies of the consented decision notices, floor plans and elevations are available on the Ashford Borough Council Planning Portal or from the Selling Agents on request.

OVERAGE

There is an overage agreement in place over the majority of the property for any residential development. A copy of this overage agreement is available from the vendors agent on request. The overage benefits the previous owner not the vendor themselves.

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Ashford Borough Council, Civic Centre, Tannery Lane, Ashford, TN23 1PL

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **PLEASE NOTE** the access in is over a right of way coloured brown on the Boundary Plan for all times and all purposes subject to a fair proportion of maintenance costs. No public rights of way cross the property to be sold.

PHOTOGRAPHS

The photographs within these particulars were taken in May 2023. The pictures on the front and rear are artists impressions.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent.

GUIDE PRICE

£495,000





Land and Property Experts

www.btfpartnership.co.uk

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