

btf

Land & Property Experts



**LAMBERHURST FARM
DARGATE · FAVERSHAM · KENT ME13 9EP**

LAMBERHURST FARM DARGATE FAVERSHAM KENT ME13 9EP

Whitstable	-	4 miles
Faversham	-	6 miles
Canterbury	-	9 miles
Ashford	-	19 miles

A multi-use commercial site with 5 residential dwellings, over 40 let units, producing a significant rental income with future opportunities still available.

- A current rental income in excess of £430,000 per annum, with some units vacant
- 5 residential properties consisting of 2 farm bungalows, 2 farm cottages, a static home and a Grade II Listed Farmhouse
- All residential and commercial tenants on written agreements
- Potential for variety of uses (STPP) with potential to expand the commercial aspect of the property
- In all approximately 7.94 acres.

**FOR SALE BY PRIVATE TREATY
OFFERS IN EXCESS OF £4,995,000**

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Canterbury Road, Challock
Ashford, Kent TN25 4BJ
01233 740077 / alex.cornwallis@btfpartnership.co.uk

LOCATION

Lamberhurst Farm is situated between the towns of Whitstable and Faversham in a private yet accessible position with good access links. Both Whitstable and Faversham are able to provide a comprehensive range of facilities, schooling and amenities. Access to the national motorway network is reached at the M2 just 4 miles away and the national rail network can be reached from Whitstable Clapham Hill which will get you London in less than an hour and a half.

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

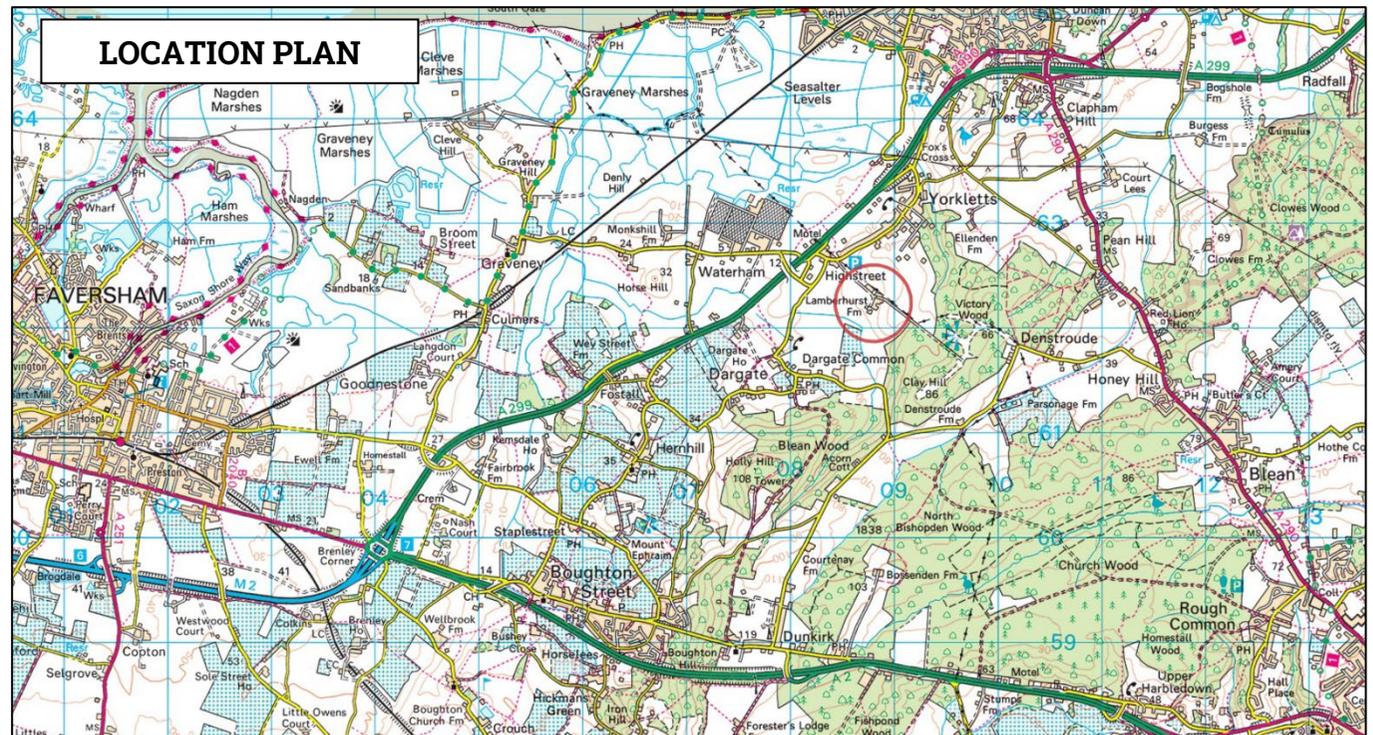
DIRECTIONS

From the M2, continue east on the Thanet Way, take the services exit after junction 7. Continue onto Highstreet road before taking the first left almost immediately onto Plum Pudding Lane, upon reaching the T junction, turn left then right at the next T junction. After 150 meters, before the road bends left, take the right hand turn onto the private road, continue all the way down and the property will be straight ahead of you.

WHAT 3 WORDS

///nobody.drummers.bunkers – start of the access drive

///sparks.storybook.toasters – yard entrance



GENERAL DESCRIPTION

Lamberhurst Farm extends to 7.94 acres and incorporates a large commercial yard with over 40 let units & areas along with two 2/3-bedroom farm bungalows, two 3-bedroom farm cottages and a 5-bedroom Grade II Listed Farmhouse with a small area of grazing land surrounding. The residential properties on the farm generate circa £57,000 per annum and are all let on Assured Shorthold Tenancies. There are a variety of businesses operating from the site, all on written lease agreements, subject to 3 months' notice from either side and generating over £370,000, for further information and a breakdown of each unit please contact the Selling Agents.



COMMERCIAL UNITS

The units at Lamberhurst Farm are conveniently laid out across a large yard area, all with vehicular access and let on fixed term leases subject to 3 months' notice from either party. Please see a summary of units, rental income and lease term below, along with a buildings plan showing the location of each unit overleaf. All units are up to date with compliance, and the total floor area of the buildings is circa 73,520ft². The yard, car parks, main driveway and inside & outside of Unit 8 is monitored by working CCTV. There are detailed floorplans available for each unit to follow in the brochure, or from the selling agents upon request.

UNIT	SQUARE FOOTAGE	LEASE FINISH DATE
1	1,371 ft ²	30/11/2029
2	2,042 ft ²	31/07/2028
3	3,811 ft ²	31/05/2030
4	1,269 ft ²	31/07/2030
5	1,495 ft ²	31/12/2027
6	1,001 ft ²	31/03/2030
7	10,828 ft ²	31/07/2027
8	2,928 ft ²	N/A
9	3,305 ft ²	31/01/2029
9a	2,868 ft ²	31/05/2030
9a St		31/12/2028
10	272 ft ²	30/11/2029

UNIT	SQUARE FOOTAGE	LEASE FINISH DATE
10a	272 ft ²	28/02/2030
11	272 ft ²	31/10/2030
11a	272 ft ²	31/10/2030
12	616ft ²	31/01/2028
14	1,295 ft ²	31/03/2029
14a	Inc with 20	31/07/2028
15	773 ft ²	31/12/2029
16	639 ft ²	30/11/2026
17	1,867 ft ²	31/03/2030
18	Inc with 17	31/03/2030
19	2,807 ft ²	30/04/2028
19a	3,581 ft ²	30/09/2030

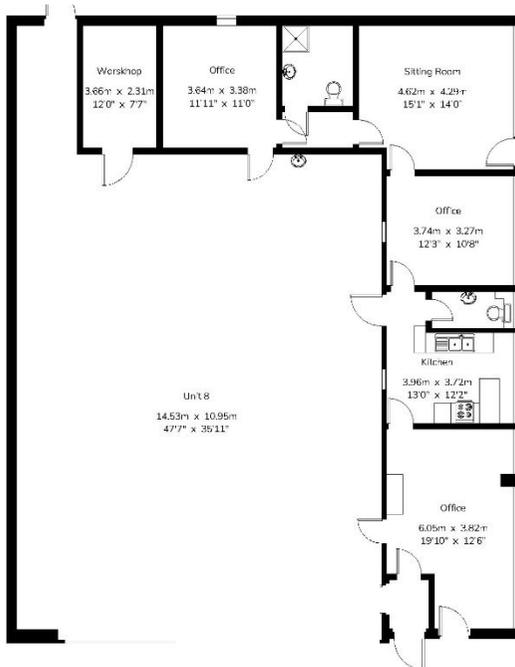
UNIT	SQUARE FOOTAGE	LEASE FINISH DATE
20	826 ft ²	31/07/2028
21	1,237 ft ²	30/04/2030
22	1,656 ft ²	31/05/2026
23	2,109 ft ²	31/03/2026
24	2,147 ft ²	30/06/2030
24a	656 ft ²	30/04/2026
25	4,600 ft ²	31/08/2030
25a	Inc with 25	31/08/2030
25b	Inc with 25	31/08/2030
25c	Inc with 25	31/05/2028
26	5,454 ft ²	31/12/2030
26a	Inc with 26	31/12/2030
Motorhome Parking	9,300ft ²	31/12/2030
27	1,283 ft ²	31/12/2027
28	1,540 ft ²	31/08/2026

UNIT	SQUARE FOOTAGE	LEASE FINISH DATE
28a	599 ft ²	30/04/2030
28b	Inc with 28a	10/12/2030
29	488 ft ²	31/03/2026
30	644 ft ²	N/A
31/32	808 ft ² 331 ft ²	30/06/2030
33	449 ft ²	N/A
34	233 ft ²	31/07/2027
35	488 ft ²	31/12/2030
38	650ft ²	31/07/2030
39	121 ft ²	31/08/2030
40	3,385 ft ²	31/07/2029
Woodland View	705 ft ²	Ongoing
Parking	Spread throughout site	Ongoing
Field by Farmhouse	0.76 acres	ROLLING
TOTAL RENT		£434,095.56

Please Note. A separate document showing all the floorplans for the Commercial Units at the property is available from the Selling Agents upon request.

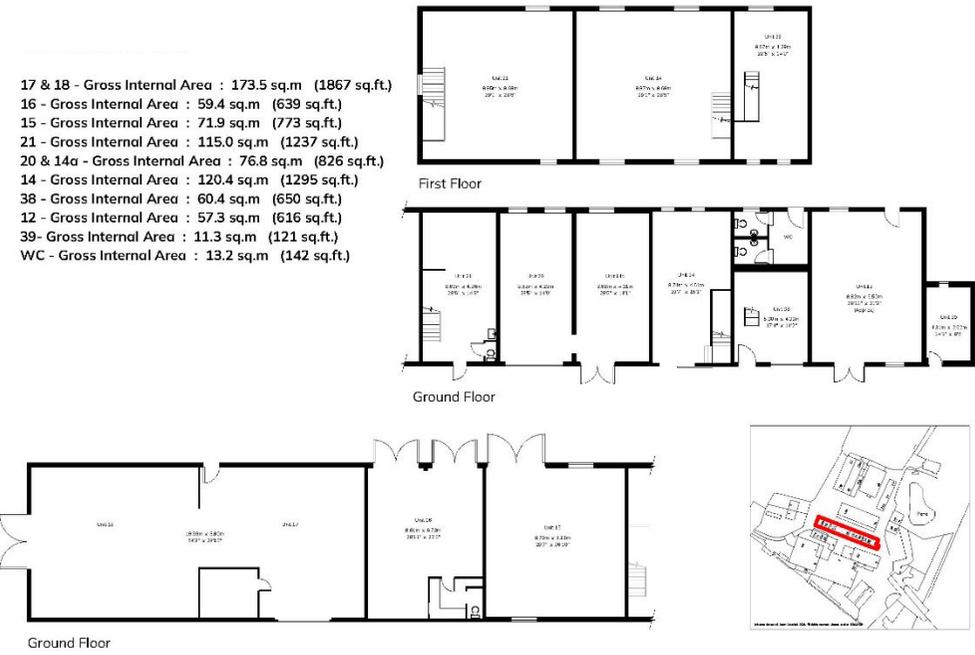
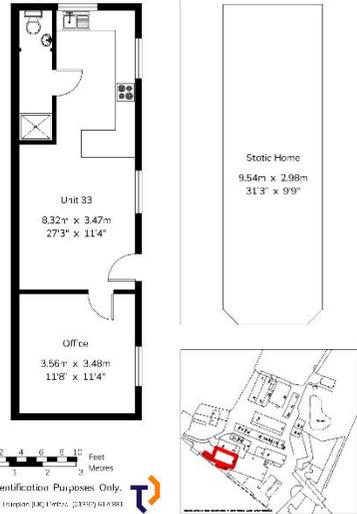
DETAILED BUILDING PLAN



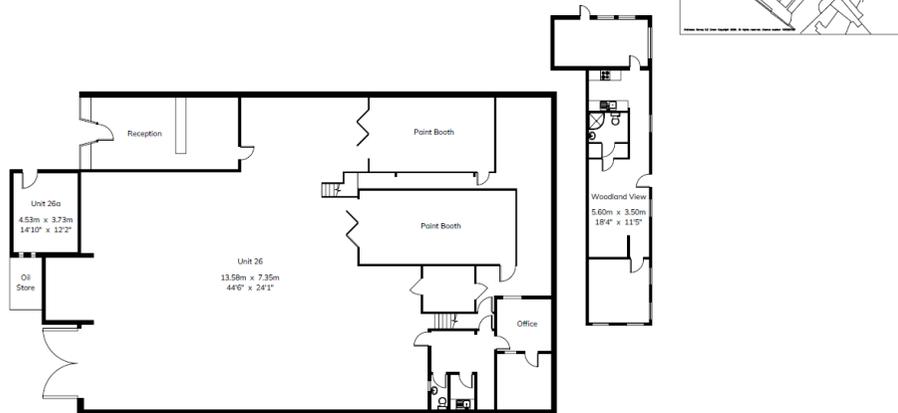


Lamberhurst Farm

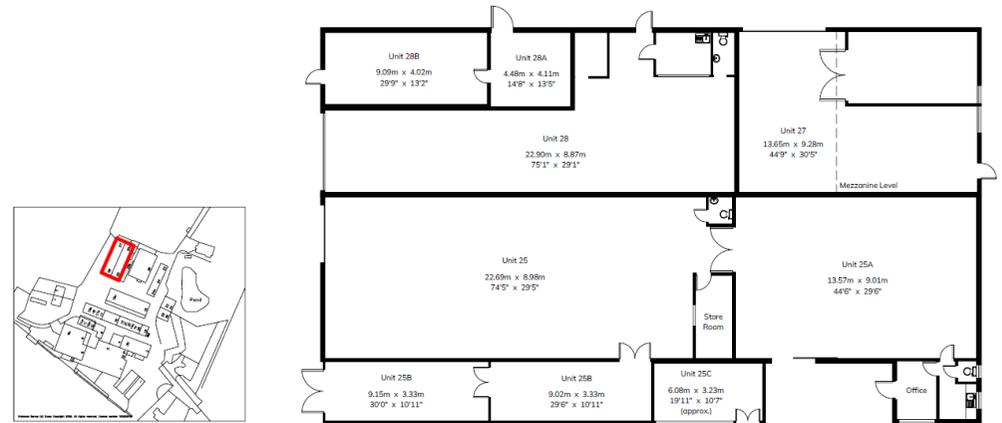
8 - Gross Internal Area : 272.1 sq.m (2928 sq.ft.)
 33 - Gross Internal Area : 41.8 sq.m (449 sq.ft.)
 Static - Gross Internal Area : 28.2 sq.m (303 sq.ft.)



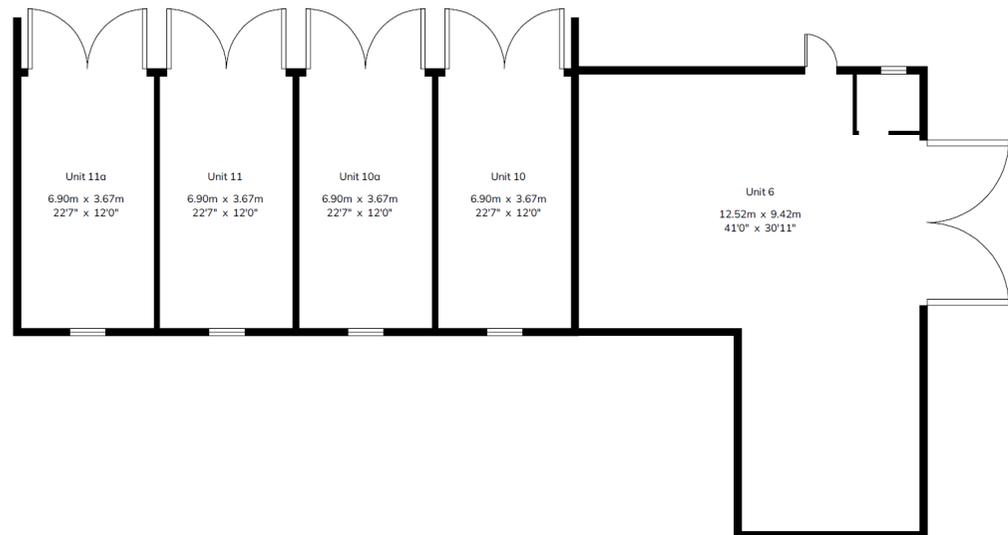
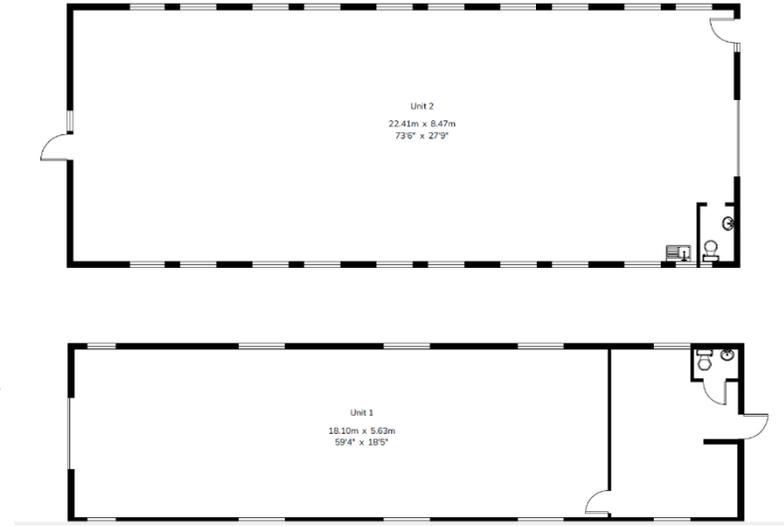
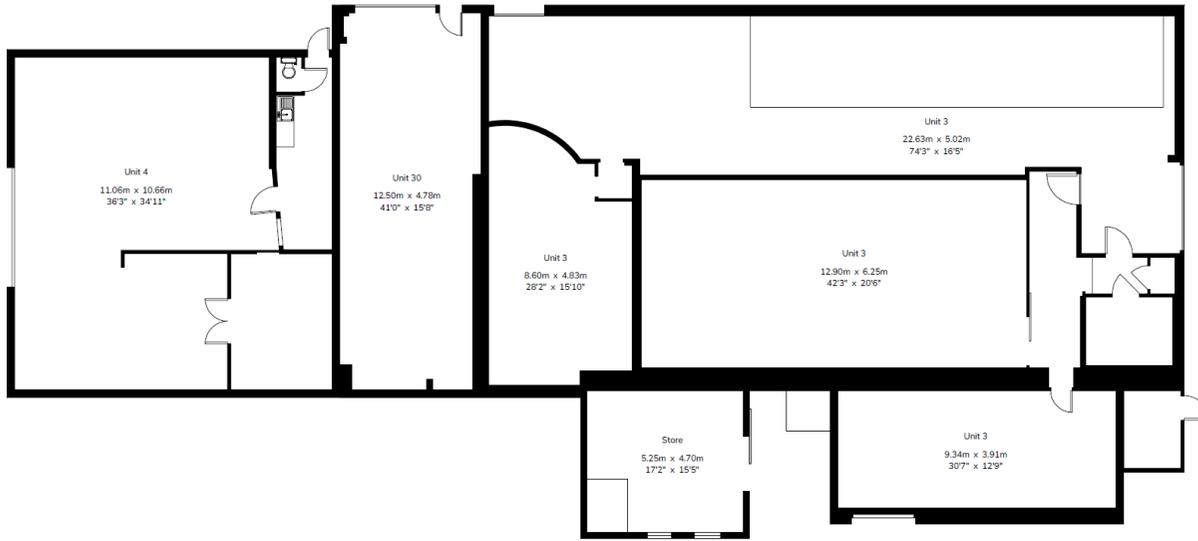
26, 26a - Gross Internal Area : 506.7 sq.m (5454 sq.ft.)
 Woodland View - Gross Internal Area : 65.5 sq.m (705 sq.ft.)



25, 25a, 25b, 25c - Gross Internal Area : 427.4 sq.m (4600 sq.ft.)
 28 - Gross Internal Area : 143.1 sq.m (1540 sq.ft.)
 28a, 28b - Gross Internal Area : 55.7 sq.m (599 sq.ft.)
 27 - Gross Internal Area : 119.2 sq.m (1283 sq.ft.)



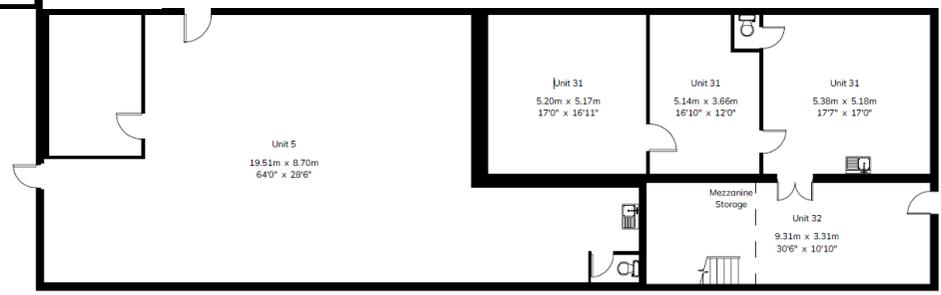
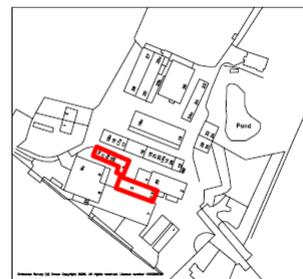
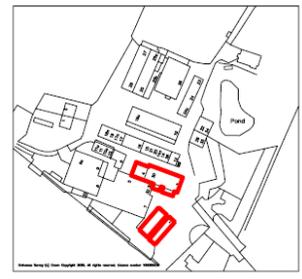
Not to Scale



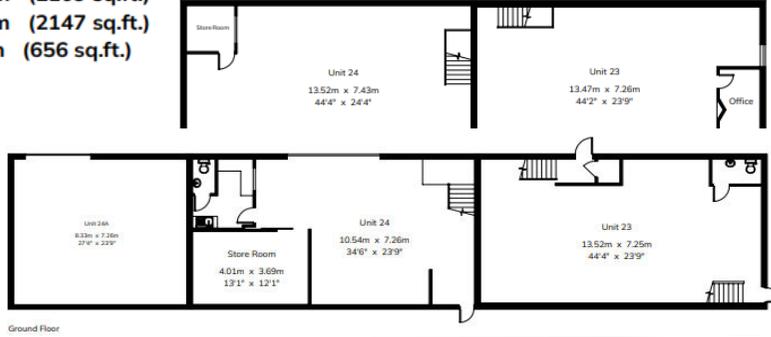
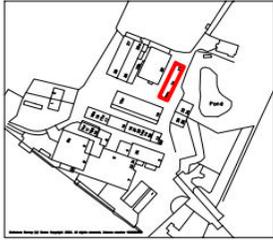
- 1 - Gross Internal Area : 127.4 sq.m (1371 sq.ft.)
- 2 - Gross Internal Area : 189.8 sq.m (2043 sq.ft.)
- 3 - Gross Internal Area : 354.1 sq.m (3811 sq.ft.)
- 4 - Gross Internal Area : 117.9 sq.m (1269 sq.ft.)
- 30 - Gross Internal Area : 59.9 sq.m (644 sq.ft.)

- 5 - Gross Internal Area : 138.9 sq.m (1495 sq.ft.)
- 6 - Gross Internal Area : 93.0 sq.m (1001 sq.ft.)
- 10- Gross Internal Area : 25.3 sq.m (272 sq.ft.)
- 10a - Gross Internal Area : 25.3 sq.m (272 sq.ft.)
- 11 - Gross Internal Area : 25.3 sq.m (272 sq.ft.)
- 11a - Gross Internal Area : 25.3 sq.m (272 sq.ft.)
- 31 - Gross Internal Area : 75.1 sq.m (808 sq.ft.)
- 32 - Gross Internal Area : 30.8 sq.m (331 sq.ft.)

Not to Scale



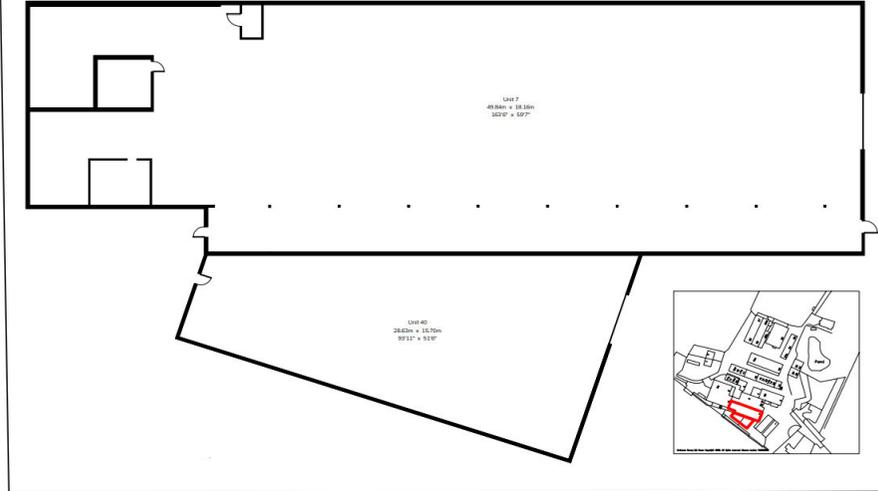
23 - Gross Internal Area : 196.0 sq.m (2109 sq.ft.)
 24 - Gross Internal Area : 199.5 sq.m (2147 sq.ft.)
 24a - Gross Internal Area : 61.0 sq.m (656 sq.ft.)



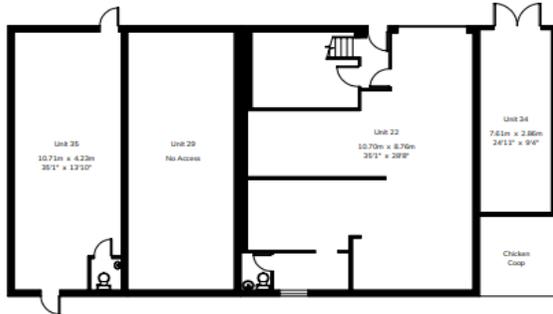
Ground Floor

7 - Gross Internal Area : 100.6 sq.m (10,828 sq.ft.)

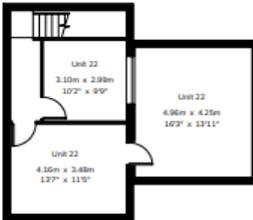
40 - Gross Internal Area : 314.5 sq.m (3385 sq.ft.)



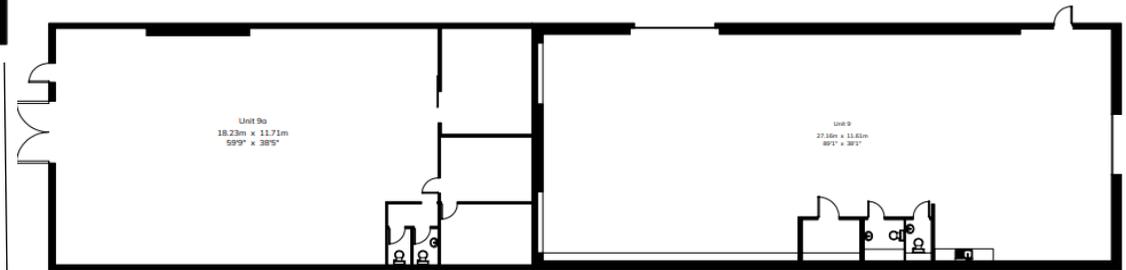
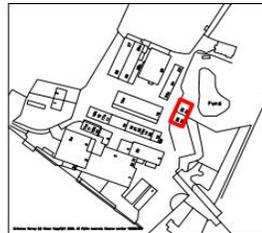
35 - Gross Internal Area : 45.4 sq.m (488 sq.ft.)
 29 - Gross Internal Area : 45.4 sq.m (488 sq.ft.)
 22 - Gross Internal Area : 153.9 sq.m (1656 sq.ft.)
 34 - Gross Internal Area : 21.7 sq.m (233 sq.ft.)



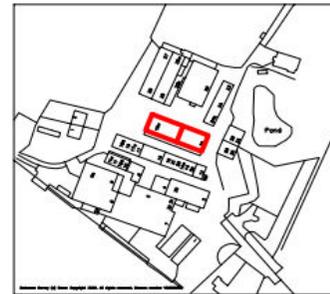
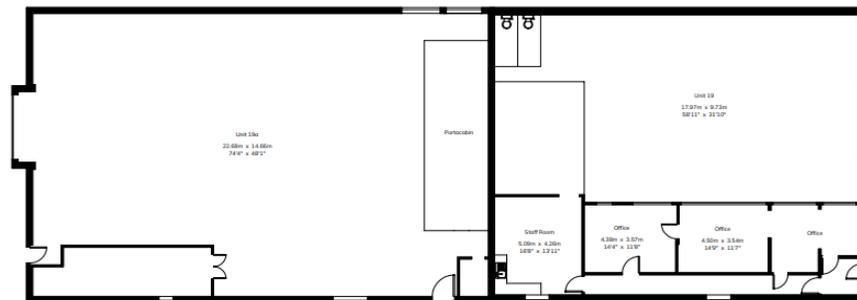
Ground Floor



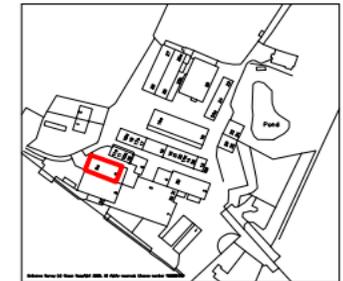
First Floor



9 - Gross Internal Area : 307.1 sq.m (3305 sq.ft.)
 9a - Gross Internal Area : 266.5 sq.m (2868 sq.ft.)



19 - Gross Internal Area : 260.8 sq.m (2807 sq.ft.)
 19a - Gross Internal Area : 332.7 sq.m (3581 sq.ft.)



Not to Scale

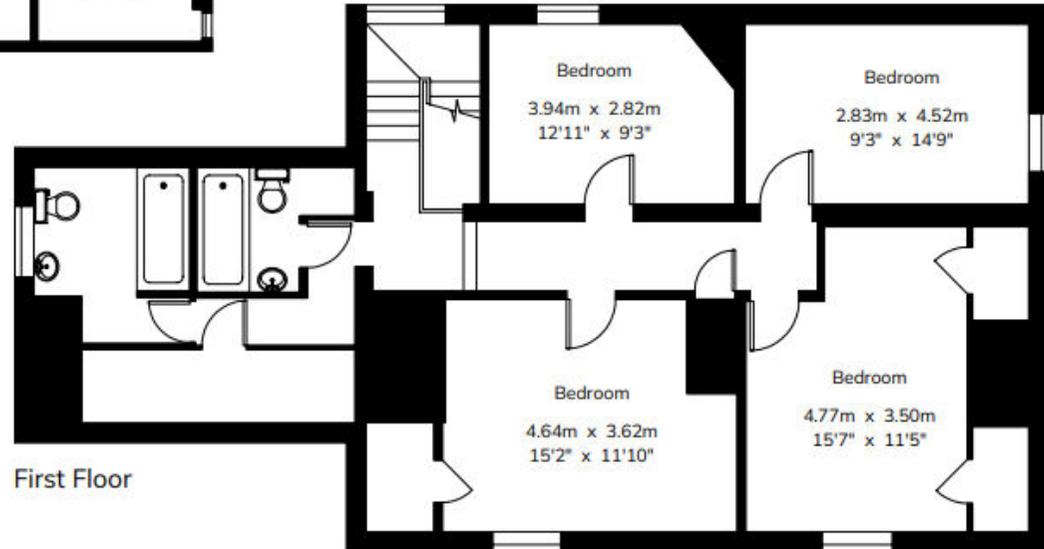
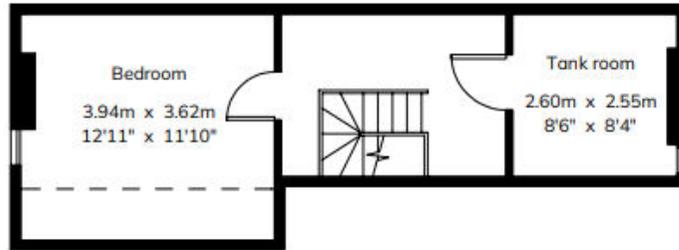


FARMHOUSE

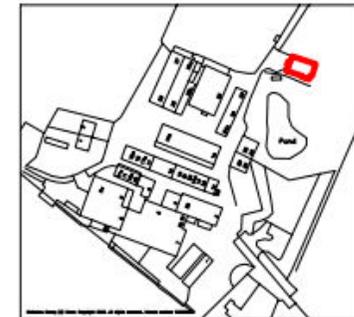
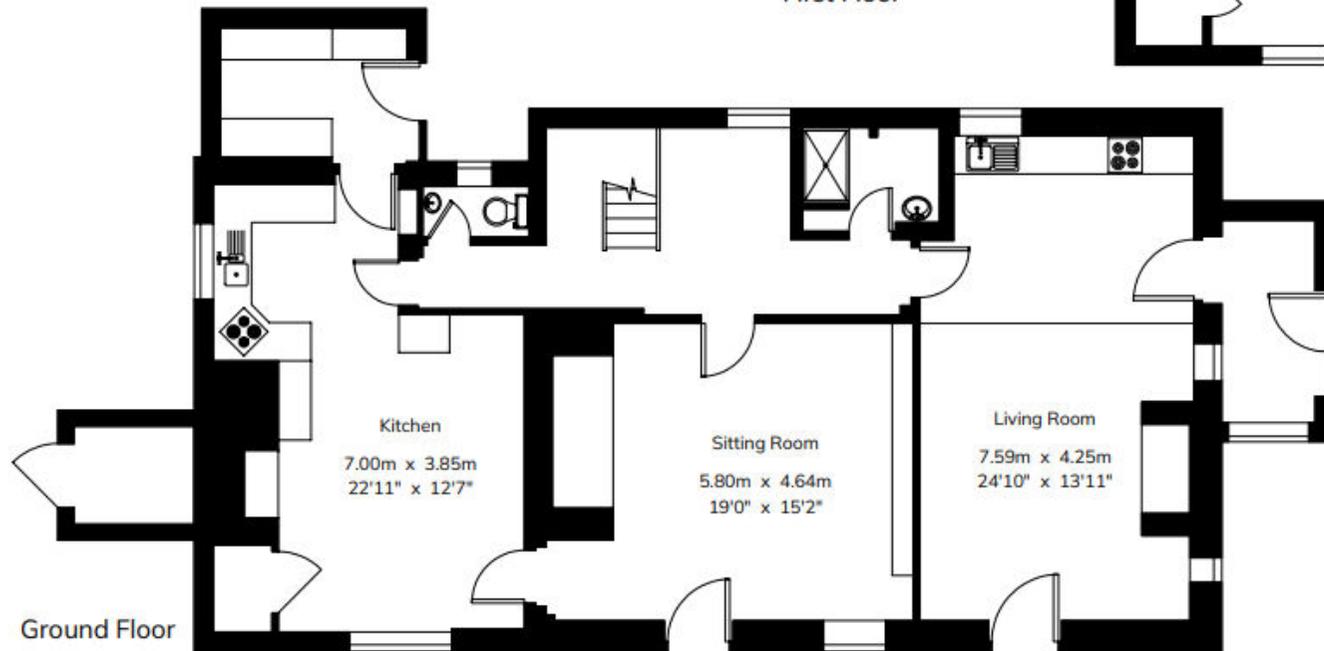
A detached 5-bedroom farmhouse of solid brick construction under a pitched clay tile roof part clad in composite weather boarding and part tile hung on the upper elevations. The Farmhouse is occupied under an Assured Shorthold Tenancy agreement for £1,800 per calendar month. The internal accommodation of the farmhouse comprises the following: -

Front Door opens to **Sitting Room** with Inglenook Fireplace and doors to **Rear Hallway** and **Kitchen**. Kitchen has doors to **Storage Cupboard**, **Rear Hallway** and **Boot Room** with door to **Rear Garden**. Further doors from the Rear Hallway lead to **Downstairs Cloakroom**, **Shower Room** with shower and wash hand basin and to **Utility Room** with door to **Rear Porch** with door to **Outside** and **Living Room** with fireplace. Stairs up from the Rear Hallway lead to the **First Floor Landing** with doors to **Master Bedroom** (double) with fitted storage cupboards, **Bedroom 2** (double) with fitted storage cupboards, **Bedroom 3** (double) and **Bedroom 4** (single). On the other side of the Landing are doors to **Family Bathroom 1** with bath, wash hand basin and w/c and to **Family Bathroom 2** with bath, wash hand basin and w/c. Further stairs from the First Floor Landing lead up to the **Second Floor Landing** with doors to **Bedroom 5** (single) and to **Tank Room**.

Outside the grounds are predominantly laid to lawn with surrounding mature trees, shrubs and borders creating a rural yet versatile residential curtilage. Detailed Floor Plans can be found overleaf and a copy of the AST is available from the Selling Agent upon request.

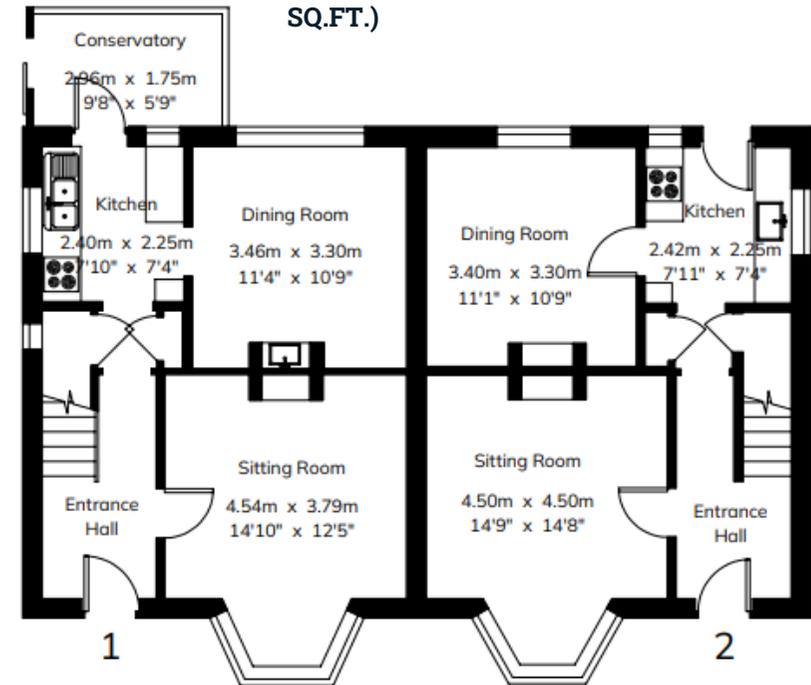


FARMHOUSE FLOORPLANS

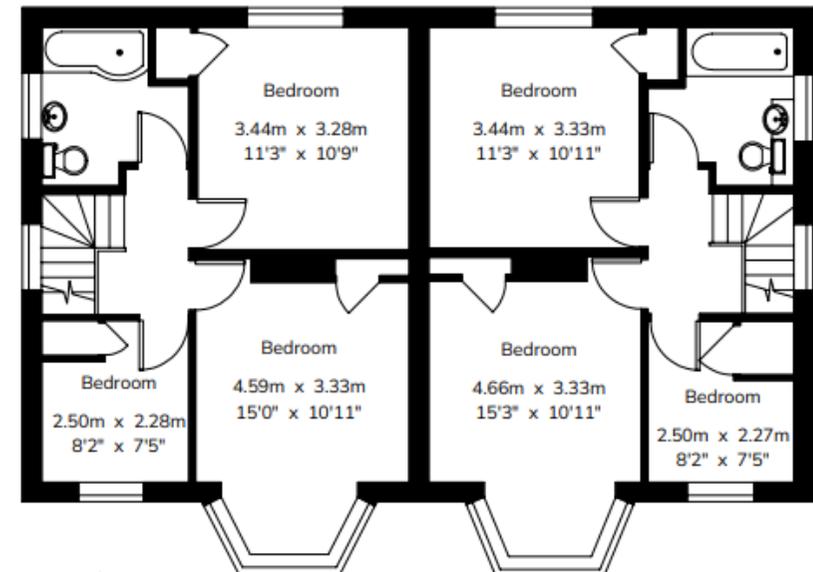




NO.1 COTTAGE - GIA: 90.7 SQ.M (976 SQ.FT.)



Ground Floor



First Floor

THE COTTAGES

The Farm Cottages are a pair of semi-detached cottages of cavity brick construction under a pitched clay tile roof. They are occupied by tenants under Assured Shorthold Tenancy Agreements for £663 and £600 respectively per calendar month. The Cottages are in fair condition throughout with accommodation comprising the following: -

Front door to **Entrance Hall** with doors to **Sitting Room**, **Storage Cupboard**, **Stairway** and **Kitchen**. Doors from the Kitchen lead to **Dining Room** with door to the **Conservatory** with door to **Rear Garden**.

Stairs lead up from the Entrance Hall to **First Floor Landing** with doors to **Bedroom 1** (double), **Bedroom 2** (double) and **Bedroom 3** (single), all with fitted storage cupboards. A further door leads to the **Family Bathroom** with bath, wash hand basin and w/c. **Please note** - The Cottages are a mirror image of each other, excluding the conservatory on No 1.

Outside - The Cottages have wrap around Lawned Gardens with Off Road Parking for multiple vehicles.

Copies of the AST's are available from the Selling Agents upon request.



THE BUNGALOWS

The Farm Bungalows are a pair of semi-detached bungalows of cavity brick construction rendered in pebble dash, under pitched hipped clay tile roofs. They are occupied by tenants under Assured Shorthold Tenancy Agreements for £1,100 and £612 respectively per calendar month. The Cottages are in fair condition throughout with accommodation comprising the following: -

Front door to **Entrance Hall** with doors to **Kitchen** with door to Conservatory, **Sitting Room**, **Family Bathroom** with bath, wash hand basin and w/c, **Bedroom 1** (double) and **Bedroom 2** (single). Please Note – The Bungalows are mirror images of each other although No.2 has an extra Bedroom (double) instead of a Sitting Room and a shower instead of a bath. Floor Plans are overleaf for further information

Outside – The Bungalows have wrap around Lawned Gardens with Off Road Parking for multiple vehicles. No.1 has a **Garden Storage Building** also. Copies of the AST's are available from the Selling Agent upon request.

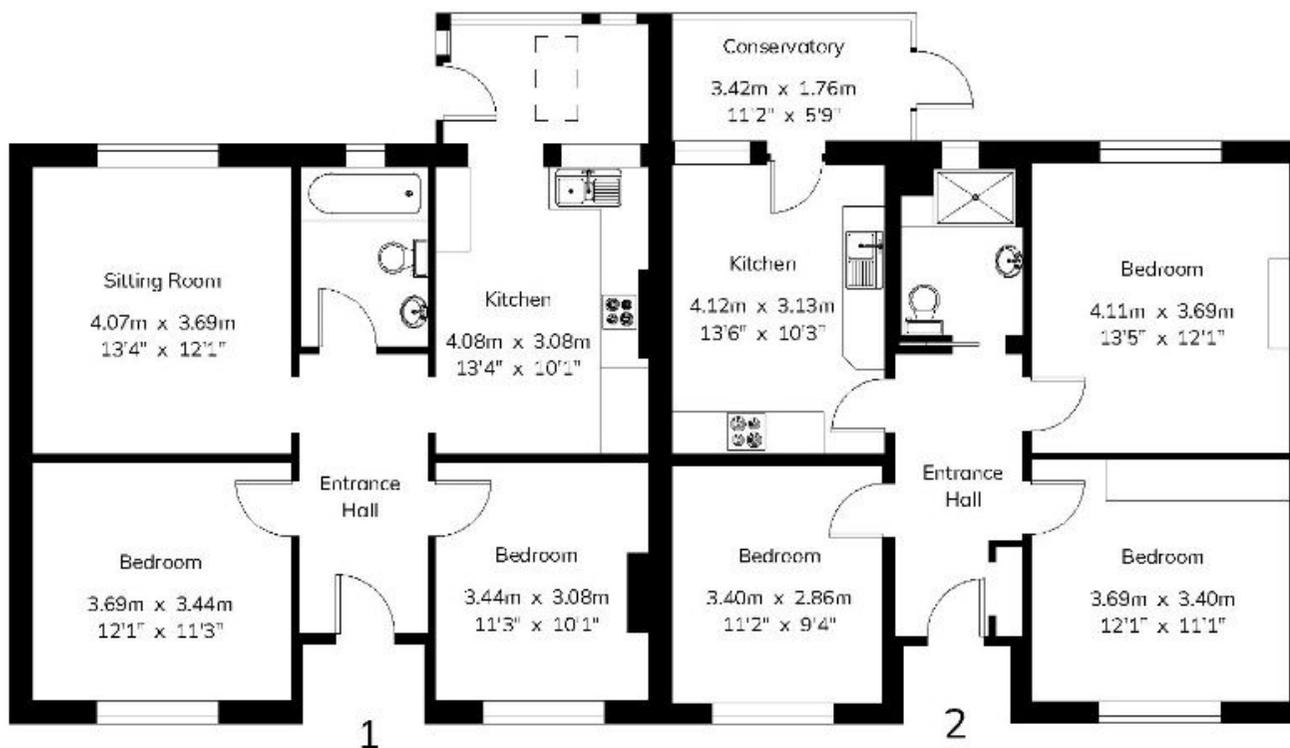
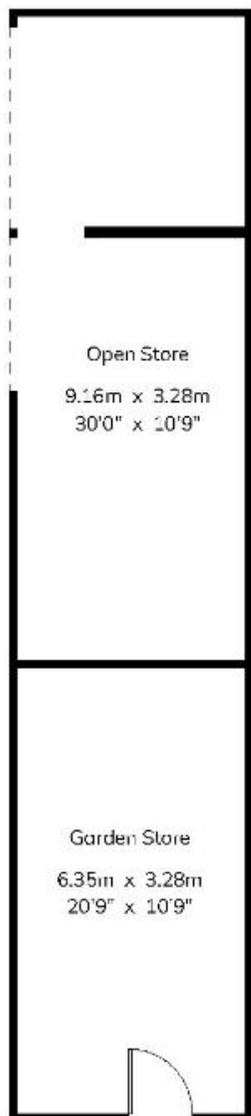
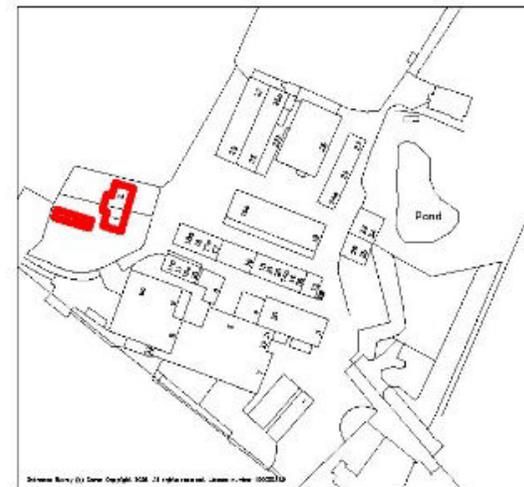
BUNGALOWS FLOORPLANS

Lamberhurst Farm

No.1 Bungalow - Gross Internal Area : 70.9 sq.m (763 sq.ft.)

No.2 bungalow - Gross Internal Area : 72.8 sq.m (783 sq.ft.)

Outbuidling - Gross Internal Area : 51.2 sq.m (551 sq.ft.)



Not to Scale

For Identification Purposes Only.

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MOTORHOMES REPAIR

SERVICES

As far as we are aware the property is connected to mains electricity and water. The residential and commercial units are connected to a private drainage system which is located outside of the properties boundary. A drainage survey has been completed and is available from the selling agents upon request. **Please Note** the remaining services have not been checked or tested and the kerosene and white diesel remaining in the fuel tanks outside unit 8 will be left by the Vendor but will need to be purchased by the incoming business.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

Access is from the Dargate Road over a right of way for all times and purposes, onto the property. We assume the Dargate Road to be publicly adopted. **Please Note** A highways search has been submitted and will be available once received. There are third party rights to the adjacent landowner details of which are available on request.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer.

PLANNING

Lamberhurst Farm is situated within Swale Borough Council and a full search of the online planning portal has not been undertaken.

Please Note: A full planning search has not been undertaken and a full list of planning applications in relation to the property will be available from the Swale Borough Council website.

LOCAL AUTHORITY

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

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent ME10 3HT

TENURE

Lamberhurst Farm is understood to be freehold and is registered under Title Numbers K782885 & K816285. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request. The property is subject to various lease and tenancy agreement of which copies are held by the selling agents. Further details available on request.

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 & 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. We are not aware of any other rights of way over the property other than the shared driveway.

BUSINESS RATES & VAT

A breakdown of the business rates is available from the selling agents on request. Part of the property is registered for VAT and so this will be payable on a percentage of the purchase price. Further information is available.

PHOTOGRAPHS

The photographs within these particulars were taken in January 2026.

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 & MEASUREMENTS

The acreages and measurements 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 are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership

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Challock

Ashford

Kent TN25 4BJ

Tel: 01233 740077 - Mob: 07799 846872

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

OFFERS IN EXCESS OF £4,995,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ