



*Artist's Impression*

**BARNSOLE  
FLEMING ROAD · STAPLE · NR CANTERBURY · KENT CT3 1LG**

# BARNSOLE FLEMING ROAD STAPLE. NR. CANTERBURY KENT CT3 1LG

<i>Sandwich</i>	-	<i>3.8 miles</i>
<i>Canterbury</i>	-	<i>9 miles</i>
<i>Dover</i>	-	<i>13 miles</i>
<i>Ashford</i>	-	<i>33 miles</i>
<i>Maidstone</i>	-	<i>41 miles</i>

**A unique opportunity to purchase a former winery set within a vineyard location on edge of village location with Prior Approval granted to convert the existing building into a 5 bedroom dwelling. Full planning currently pending approval.**

- Former Winery Building measuring 260m<sup>2</sup>
- Prior Approval granted under Ref: 24/00813 – Dover District Council
- 5 acres of different varieties of planted vines
- Self build opportunity to create contemporary family home.
- In all approximately 7.5 acres

**FOR SALE BY PRIVATE TREATY  
GUIDE PRICE: - £750,000**

**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

Barnsole is situated on the eastern outskirts of the village of Staple in an area of East Kent, just to the east of Canterbury. Staple provides minimal facilities and amenities, although does have easy access to the larger towns of Sandwich to the east and Canterbury to the west, which provide a more comprehensive range of facilities and amenities along with national rail links and national road links via the A2 at Canterbury. The property is in good proximity to the prestigious Kings School in Canterbury.

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

## DIRECTIONS

The From the centre of Staple (St James the Great Church) follow the street which leads to School Lane and then onto Lower Road. Follow Lower Road east for approximately half a mile and the entrance to Barnsole is on your left.

From the centre of sandwich make your way southwest onto the Woodnesborough Road. Follow this road for approx. a mile and a half and turn right onto Beacon Lane. Follow this for half a mile and then turn right onto Fleming Road. Continue for a mile and the entrance to Barnsole is on your right.

## WHAT 3 WORDS

///setting.president.many



## GENERAL DESCRIPTION & PLANNING

Prior Approval has been granted under Ref No: 24/00813 – Dover District Council for the change of use from a steel portal frame agricultural building to a 5 bedroom dwelling house. Full planning has currently been submitted and approval is awaited by the local council. A breakdown of the accommodation is as follows: -

Front door opens to **Entrance Hallway** with double doors off to open plan **Living Room**, **Dining Room** and **Kitchen** with door to **Pantry**. Bi-fold doors from the Kitchen lead out to **Patio Area** and **Garaging**.

Further door from the Hallway leads to **Utility Room** with door through to garden and **W/C** with W/C and wash hand basin. Doors lead to **Bedroom 2** (double) with **En-Suite**, with W/C, wash hand basin and shower, **Family Bathroom** with W/C, wash hand basin, bath and separate shower, **Bedroom 1** (double) with opening to **Walk in Wardrobe / Dressing Room** and **En-Suite** with W/C, wash hand basin and shower. The Hallway opens into a large **Office Space** with bi-fold doors / double aspect windows. Further doors Lead from the Hallway to **Bedroom 3** (double), **Bedroom 4** (double) and **Bedroom 5** (double).

The Gross Internal Area of the property to be developed extends to approximately 3,000ft<sup>2</sup>.

Outside, there is a small wrap around garden with views overlooking the existing vines.

Please see the proposed Elevations and Floor Plans along with a proposed Block Plan overleaf for further information.



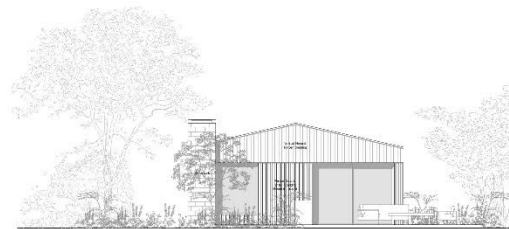
# PROPOSED ELEVATIONS



Proposed East Elevation



Proposed North Elevation



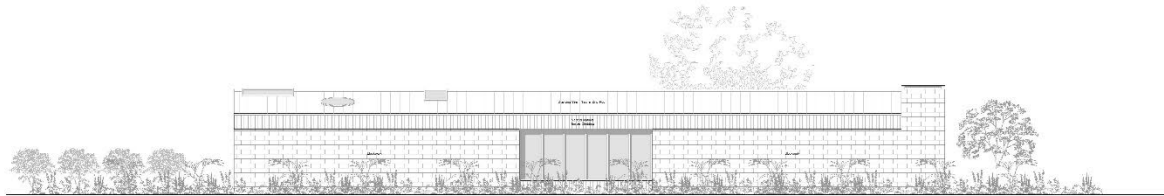
Proposed South Elevation



Proposed North Entrance Courtyard Elevation

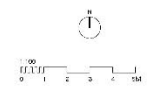


Proposed South Entrance Courtyard Elevation



Proposed West Elevation

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS SHALL TO BE OBTAINED FROM THE ORIGINAL DRAWING. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL CONSULTANT'S DRAWINGS.  
TAYLORHARE ARCHITECTS, S. A. LICENSED COMPANY  
PROJECT NO. 2511 BVPW



REV	DATE	DESCRIPTION
0A	20.03.25	DRY & CONSULTANT CHECK
01	24.03.25	PLAN & REVISION



PROJECT  
2511 BVPW  
Barnhole Vineyard, Fleming Road,  
Staple, Canterbury CT3 1UG

ISSUED FOR:  
Proposed Elevations

SCALE	ISSUED BY
1:100	14
DRAWN BY	18

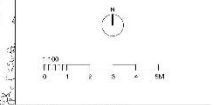
STATUS:  
Stage 3 - Planning  
DRAWING NUMBER: A2.10  
REV: 3B

**NOT TO SCALE**

# PROPOSED FLOOR PLANS

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS  
 SHALL TO BE OBTAINED ON SITE. THIS DRAWING IS TO BE  
 USED IN CONJUNCTION WITH ALL OTHER PARTS  
 OF CONTRACT.  
 TAYLOR IARE ARCHITECTS IS A LIMITED COMPANY  
 INCORPORATED IN ENGLAND. REGISTRATION NO. 1034964

Barnsole Vineyard



REV	DATE	DESCRIPTION
01	20.09.20	Client & Consultant Issue
02	26.09.20	PLANNING ISSUE



**PROJECT**  
 2511 BVPW  
 Barnsole Vineyard, Fleming Road,  
 Staple, Canterbury CT3 1LG

**DRAWING TITLE:**  
 Proposed Ground Floor Plan

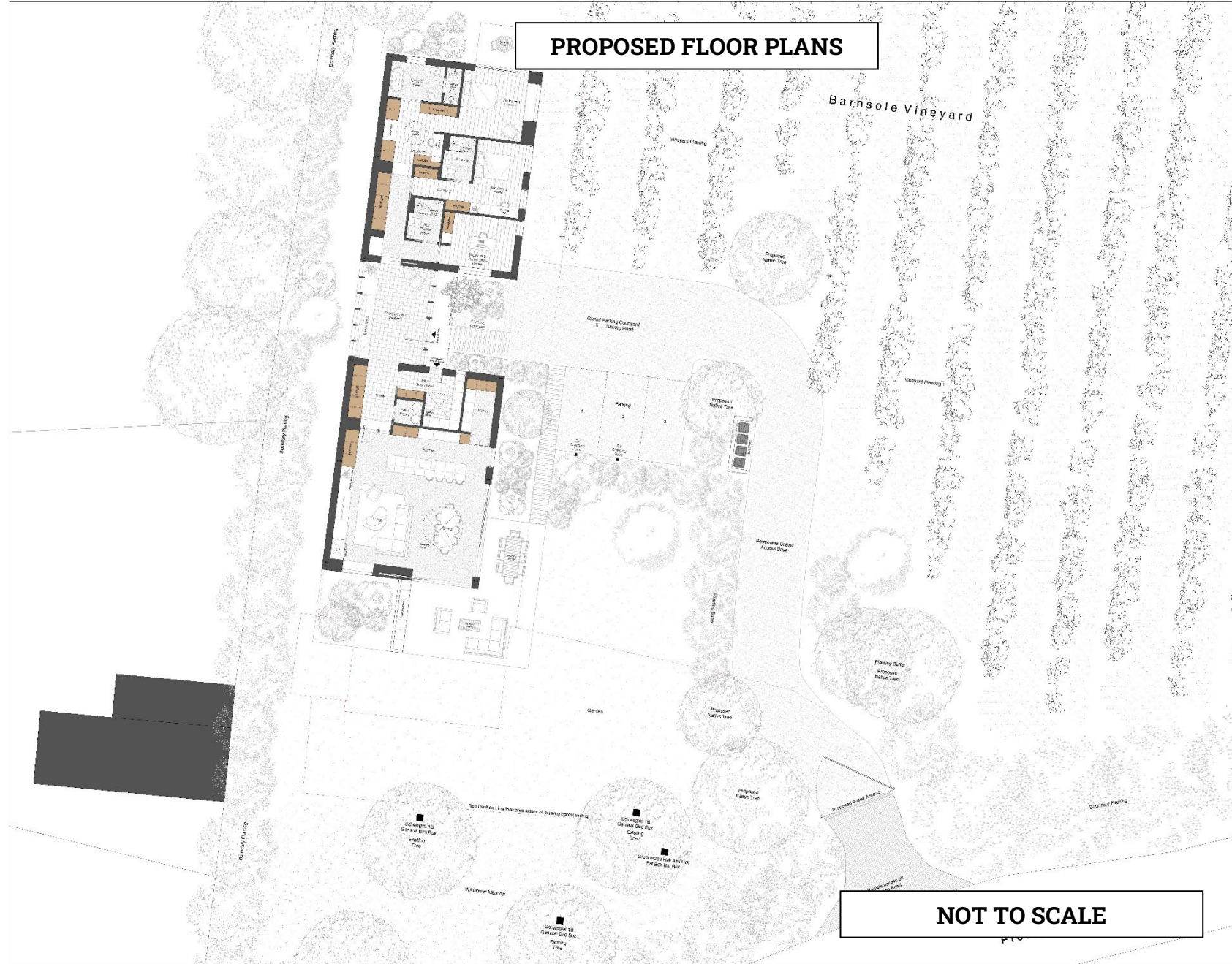
SCALE	ISSUED BY
1:100	14
PAPER SIZE	3 (BUREAU 2)
A1	13

**STATUS:**  
 Stage 3 - Planning

**DRAWING NUMBER:**  
 A1.30

**REV. NO.:**  
 3B

**NOT TO SCALE**



## SERVICES

As far as we are aware the property is connected to mains electricity, water and drainage. **Please Note:** None of the services have not been checked or tested.

## 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 directly from Fleming Road onto the property. **Please Note:** A Highways Search has been completed and is available from the Selling Agents on request.

## METHOD OF SALE

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

## PLANNING

Prior Approval has been granted under Ref No: 24/00813 - Dover District Council. The Decision Notice and plans are available from the agents on request. **Please Note:** The vendor has submitted a full planning application for the same proposed development and is awaiting approval from the local council.

## LOCAL AUTHORITY

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

**Dover District Council**, Council Offices, White Cliffs Business Park, Whitfield, Dover, Kent CT16 3PJ

## TENURE

Barnsole is owned freehold and is registered under Title Number: K707326. Copies of the Office Copy Entries and Title Plans are available from the Selling Agents 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.

## PHOTOGRAPHS

The photographs within these particulars were taken in May 2022.

## 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 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

Canterbury Road  
Challock, Ashford  
Kent TN25 4BJ

Tel: 01233 740077 - Mob: 07799 846872

Email: alex.cornwallis@btfpartnership.co.uk

## GUIDE PRICE

£750,000



# BOUNDARY PLAN



Produced on May 13, 2022.  
© Crown copyright and database right 2022 (licence number 100059532)

50 m  
Scale 1:2000 (at A4)



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 Directors of BTF is available for inspection at each BTF Office.



Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ