



Land & Property Experts



DEVELOPMENT OPPORTUNITY FOR SALE BY CLIVE EMSON AUCTION
Auction Date: 24th September 2026 – Lot 133

Clive Emson 
LAND AND PROPERTY AUCTIONEERS

HAYTON MANOR BARN
HAYTON ROAD · STANFORD · ASHFORD · KENT TN25 6DQ

HAYTON MANOR BARN HAYTON ROAD SELLINDGE ASHFORD, KENT TN25 6DQ

Ashford - 9 miles
Folkestone - 6 miles
Canterbury - 15 miles
Dover - 17 miles

Consent for the conversion of a Grade II listed barn and former cow shed into two single storey residential dwellings with easy access to local facilities and amenities with approximately 0.41 acres of land.

- Approval for the conversion to a two bedroom and a three bedroom dwelling
- Consent for two dwellings under Planning Ref 21/1419/FH – Folkestone and Hythe Council. Resubmission of 20/1757/FH, subject to conditions.
- A rural yet accessible location with good transport links nearby
- Total plot extends to 0.41 acres
- **For sale by Clive Emson Auction – 24th September 2026 – Lot 133**

GUIDE PRICE: £180,000 – £200,000 + Fees

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

**Clive Emson Land & Property Auctioneers, Rostrum House, Rocky Hill, London Road, Maidstone, Kent ME16 8PY - 01622 608400
auctions@cliveemson.co.uk**

LOCATION

Hayton Manor Barn is situated between the villages of Stanford and Sellindge located at the foot of the Kent Downs. The village of Sellindge provides a primary school, a church, a pub and a village store. The property is approximately 9 miles to the east of Ashford which contains a full range of main facilities, and some 6 miles to the west of the coastal town of Folkestone. The M20 junction 11 is within a mile providing good road communications both locally and regionally.

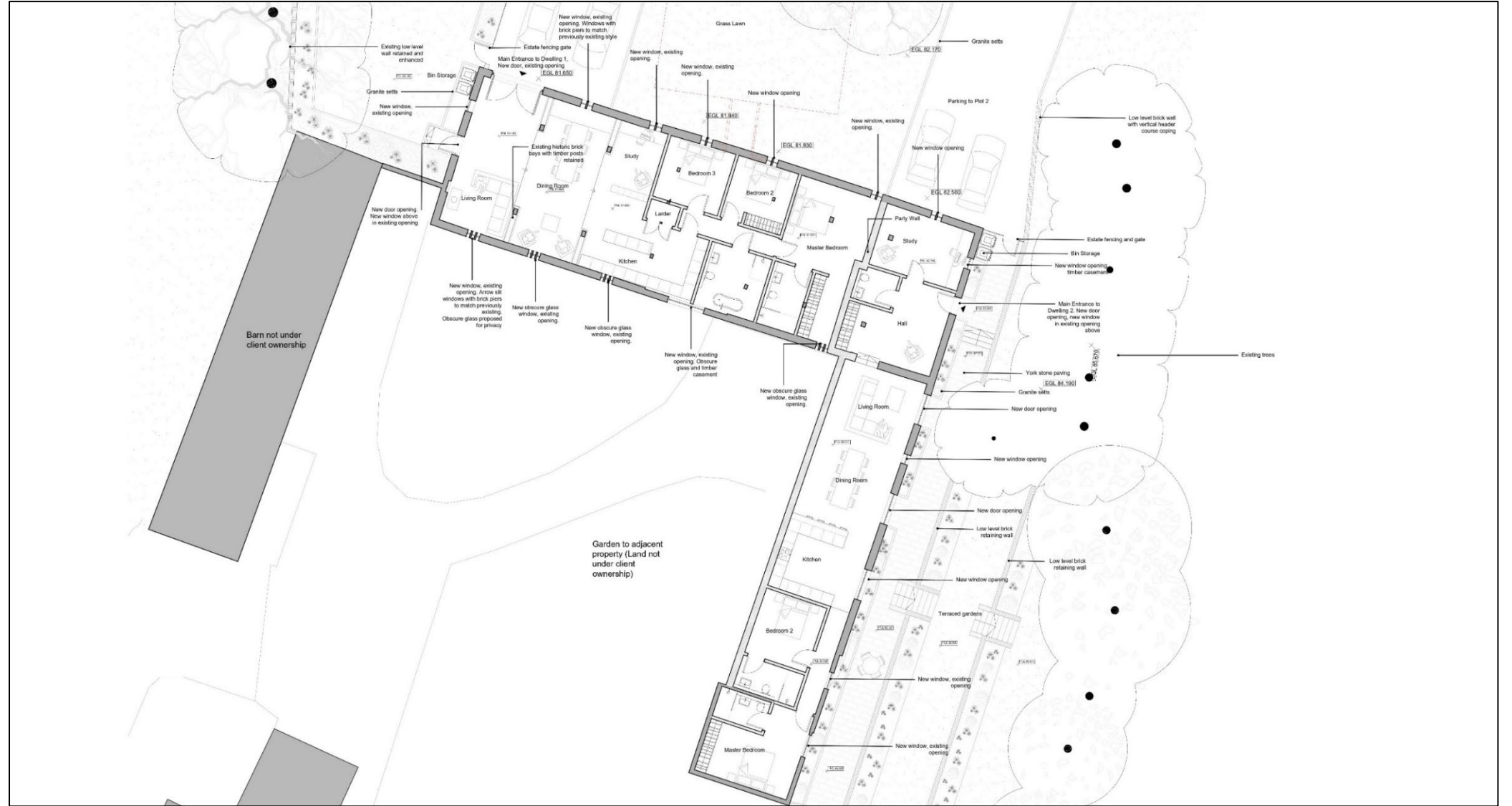
Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

Heading towards Folkestone on the M20, take junction 11 exit and at the roundabout take the first exit onto the B2068 for 1.5 miles and then turn left onto Blindhouse Lane and follow for 0.8 mile and then turn left onto Hayton Road and follow for half a mile where the barn is on the left.



Planning permission has been granted for the conversion of a Grade II Listed Barn into two residential dwellings with associated parking and landscaping. This Grade II listed barn dates back to 1739 although there is evidence to suggest that some timbers pre-date this. The site was historically used for the housing of pigs with evidence of blockwork pig styes internally.

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BOUNDARY PLAN



SERVICES

The barn which is to be demolished has an electrical supply and there is water to the site. **Please Note:** Searches are within the Auction Pack.

BOUNDARIES

The purchaser must satisfy themselves on the location of the boundary from their own inspection and from the Land Registry plans and Boundary Plan available from the Vendor's joint Agents.

ACCESS

Access is directly off Hayton Road. As far as we are aware this is an adopted public highway.

METHOD OF SALE

The property is offered for sale by auction by Clive Emson Land & Property Auctioneers on 24th September 2026. Lot 133.

PLANNING

Planning permission has been granted by Folkestone & Hythe District Council under Ref: 21/1419/FH – Conversion of a barn and reinstatement of cowshed to form two dwellings with associated landscaping and parking (resubmission of 20/1757/FH, subject to conditions.

LOCAL AUTHORITY

Folkestone & Hythe, Civic Centre, Castle Hill Ave, Folkestone, CT20 2QY.

Kent County Council, County Hall, Sessions House, County Road, Maidstone, Kent ME14 1XQ

TOWN AND COUNTRY PLANNING

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provisions of any such matter affecting the property.

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.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

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

Clive Emson – Purchaser identification is processed upon the creation of an account with Clive Emson Auctioneers. This is a necessary requirement in order to bid on auction properties.

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.

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 either Kevin Gilbert or Isla Wild at Clive Emson Auctioneers or Alex Cornwallis at BTF Partnership using the contact details provided below.

Alex Cornwallis - BTF Partnership, Canterbury Road, Challock, Ashford
Kent TN25 4BJ

Tel: **01233 740077**

Email: challock@btfpartnership.co.uk



Kevin Gilbert/Isla Wild - Clive Emson Land & Property Auctioneers, Rostrum House, Rocky Hill, London Road, Maidstone, Kent, ME16 8PY

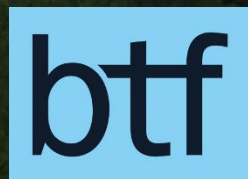
Tel: **01622 608400**

Email: auctions@cliveemson.co.uk



GUIDE PRICE

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www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ



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