

For Sale - Commercial/Development Opportunity

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richard  
james

Kingsdown Farm, SN25 6PB





Kingsdown Farm and Kingsdown Farmhouse are situated on approximately 2.5 acres of land and offer fantastic potential for a care provider, developer or commercial businesses.

There are two main substantial residential properties which could be converted or kept as family homes.

There are several outbuildings that are currently rented out and are annexed to the main dwellings. However we believe from our initial planning enquiries these units could be changed into separate residential units.

There is also a large commercial building that has been used as businesses premises mainly as offices and storage. Which could continue as commercial or converted into residential subject to planning.





There is a land to the rear of Kingsdown Farm House which has potential for circ. 14 brand new dwellings subject to planning.

There could be potential for circ. 21 dwellings including the existing farmhouses subject to planning. Ian Sullivan Architects has carried out some initial pre-planning work and will be able to advise any potential purchaser.

There are main services to the properties but we ask all purchasers to check this themselves.





## Offers

Offers should be submitted in writing to Chris via email.

The vendor will consider unconditional offers and conditional offers subject to planning.

## Tenure

Freehold

## Anti Money Laundering

Purchasers will be required to provide proof of identity information in order that Anti-Money Laundering checks can be undertaken, before an offer can be accepted.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



**Chris Pomphrey**

Land and New Homes Director

[chrispomphrey@richardjames.uk](mailto:chrispomphrey@richardjames.uk)

## Closing Date

Offers should be submitted no later than:

**12 noon on the 31st July 2024**

Information you should include in the offer pack:

- Offer amount
- Details of the offer i.e any special conditions, deductions/assumptions.
- Proof of Funding
- proposed Site Plan
- Solicitors Details
- Timescales for Exchange and Completion







# Land & New Homes

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