



**COLDHARBOUR FARM, WASHINGTON LANE,
OLD ROMNEY, ROMNEY MARSH TN29 9ST**



**Lambert
& Foster**



ASHFORD (M20 JUNCTION 9) 14.5 MILES | CENTRAL LONDON 71 MILES | EURO TUNNEL TERMINAL 39 MILES

COLDHARBOUR FARM, WASHINGTON LANE, OLD ROMNEY, ROMNEY MARSH TN29 9ST

A substantial farmyard comprising in excess of 83,000 sq ft/7,710 sq m of modern and traditional farm buildings within a ring fenced yard, on land extending to some 5.42 acres (2.19 hectares). Attractive three bedroom detached period farmhouse. Grade 1 & 2 farmland extending to 73.17 acres (29.61 hectares) available by separate negotiation.

GUIDE PRICE £1.75 MILLION | FARMHOUSE GUIDE PRICE £575,000 | FARMLAND GUIDE PRICE ON REQUEST



LOCATION

Coldharbour Farm is located in the parish of Old Romney, east of the village of Brookland, on the Romney Marsh. Brookland is well served by local amenities including primary school, church, village hall and public house. New Romney is approximately 5 miles distant offering a wider range of services with the market town of Ashford, with its excellent transport connections, sited 12 miles to the north. The village of Brenzett is 2 miles distant at the intersection of the A259 and A2070 with its excellent road connections through to Ashford and the M20 motorway. A mainline rail station is located at Ashford International with Highspeed rail services to London St. Pancras in about 38 minutes.

DIRECTIONS

The postcode of the property is TN29 9ST. From the Brenzett roundabout, head south east on the A259 and turn right into Eighteen Acre Lane after around 1 mile. Eighteen Acre Lane leads into Beggarsbush Lane and follow the road for around ¾ mile and the yard will be found on your left hand side.



DESCRIPTION

Coldharbour Farm is an extensive range of modern and traditional farm buildings set around a mainly concreted yard with buildings and hard standings over about 70% of the site. The buildings have been used for storage and processing of potato and other vegetable and fodder crops. It formed the operational hub for John Paine Farms that farmed a significant area of adjoining freehold and tenanted land. The ring fenced site has excellent frontage to Washington Lane along its northern boundary with three secure access points. The property is described more particularly below.



MODERN FARM BUILDINGS

Building	Description	Approximate gross internal area
1	A substantial triple span 20 bay concrete portal framed shed with concrete floor throughout with block walls and corrugated fibre cement cladding to the roof and eaves. The building incorporates a two storey purpose built brick office/admin block 10m x 4.85m and a separate two storey plant room with store above 4m x 2.75m. There is also a small welfare block.	2632 sq m Eaves 5.7m; Ridge 8.75m
2, 3 and 4 - Potato Cold Stores	Attached to the packhouse are three separate foam insulated cold stores with chiller units. Two of the chambers provide approximately 1,040 tons of storage, with the third chamber approximately 500 tons of storage.	Store 2: 540 sq m Store 3: 545 sq m Store 4: 215 sq m Eaves: 5.4m Ridge: 8.25m
5 - Potato Cold Store	Steel portal frame construction, fully insulated with foam insulation with cold storage unit.	640 sq m Eaves: 6.9m Ridge: 9m
6 - Grain Store	A 10 bay steel portal frame grain store with concrete sectional grain walls to the lower elevation with box profile steel cladding above under a corrugated fibre cement sheeted roof with concrete screeded floor and 2 roller shutter doors.	781 sq m Eaves: 5.5m Ridge: 8.6m
6a - Covered Canopy	Link between buildings 6 and 7 providing covered storage.	250 sq m
7 - The Chitting Shed	Originally constructed as a potato chitting shed, but now converted to grain storage; an 8 bay steel portal frame building with box profile steel cladding above concrete blockwork with concrete screeded floor under a corrugated fibre cement sheeted roof with double sliding doors.	828 sq m Eaves: 5m Ridge: 7.3m
8 - The Hay Barns	A 10 bay concrete portal frame building in two parts with concrete rendered elevations under a corrugated fibre cement sheeted roof with open front.	368 sq m Eaves: 4.3m Ridge: 5.6m
9, 10 - The Cattle Yards	Two identical concrete portal frame buildings with concrete rendered elevations under a corrugated fibre cement roof open to front set around a concrete yard.	Each 275 sq m Eaves: 2m Ridge: 4.6m
11 - Store	A 4 bay concrete portal frame building open to the front with concrete rendered elevations, under a corrugated fibre cement sheeted roof with lean to addition	122 sq m. Main building Eaves 4m, Ridge 6.2m.
12 - General Store	Of metal frame construction, three quarter clad with corrugated fibre cement sheeting to elevations and roof, with concrete floor.	67 sq m
13 - The Workshop	Of brick construction with concrete floor under a corrugated fibre cement sheeted roof with roller shutter door.	128 sq m
14 - The Farm Office	A flat roof brick building with 2 separate office areas, each with an exterior door.	42 sq m

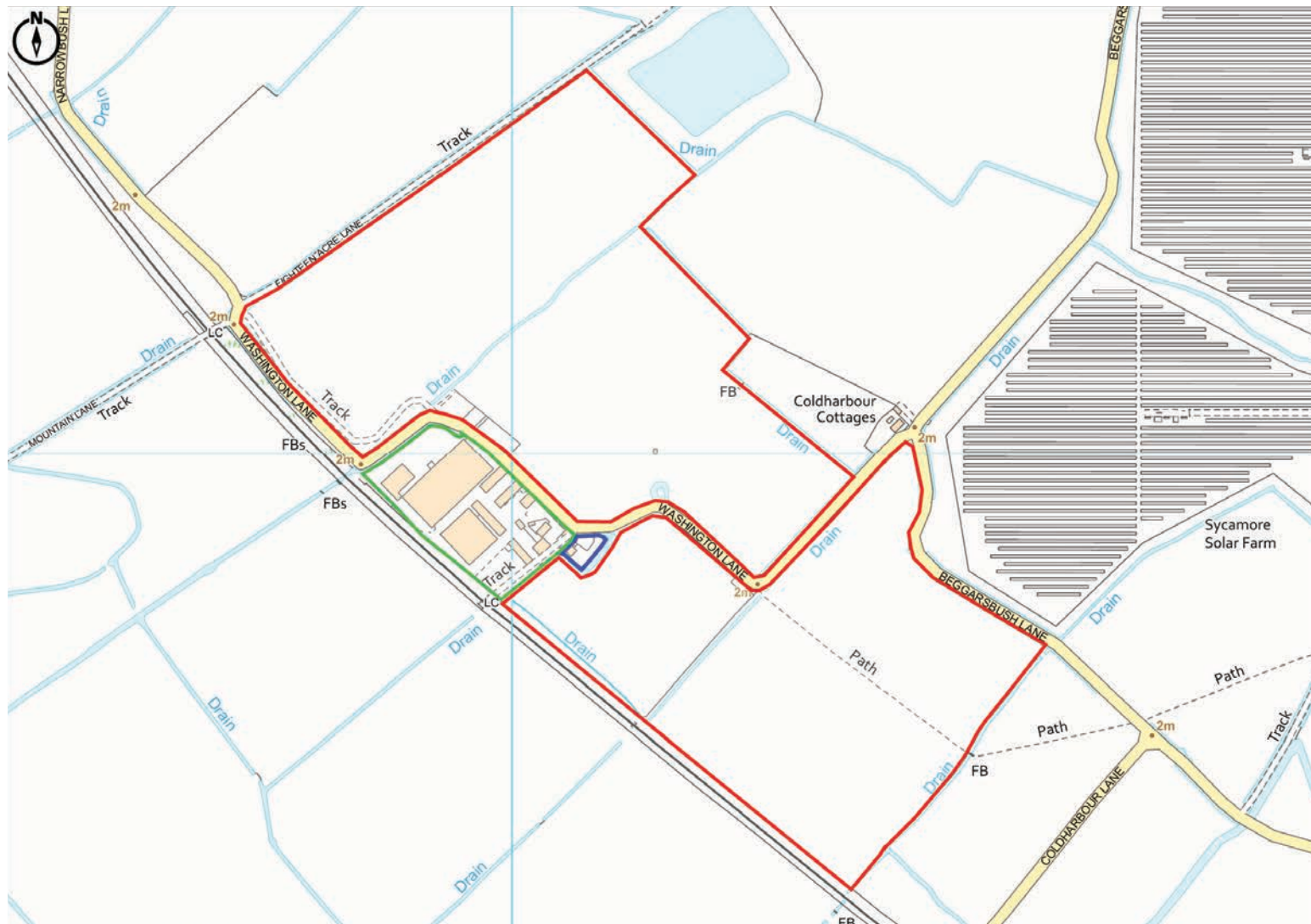
THE TRADITIONAL BUILDINGS

Building	Description	Approximate gross internal area
15 - The Sprout Store	Of brick construction with rendered walls under a clay tile roof with concrete floor. Sub divided internally with the western end having loft storage above and an old cold storage unit.	45 sq m
16 - Roadside Building 1	A former stable of timber frame construction with concrete rendered walls under a clay tile roof with concrete floor and loft above.	35 sq m
17 - Roadside Building 2	A tool shed of timber framed construction with brick elevations and concrete render, under a slate roof with concrete floor.	46 sq m
18 - The Timber Barn	Of timber frame construction with mixed corrugated metal sheeting and timber weather boarding under a slate roof with concrete floor and attached brick rendered lean to.	75 sq m
19 - The Black Barn	Of mixed construction with part brick render and part timber construction with corrugated metal sheeting to elevations under a metal sheeted roof. A 2 storey building with ground floor storage with first floor above, with the remainder of the ground floor converted to provide kitchen mess room and toilet block for seasonal workers. Attached lean to chemical store.	—





SITE PLAN



PLOT PLAN

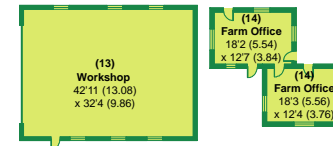
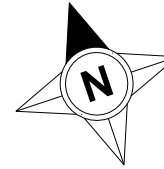


FLOOR PLANS

Coldharbour Commercial Farm Buildings TN29

Approximate Area = 81292 sq ft / 7552 sq m

For identification only - Not to scale

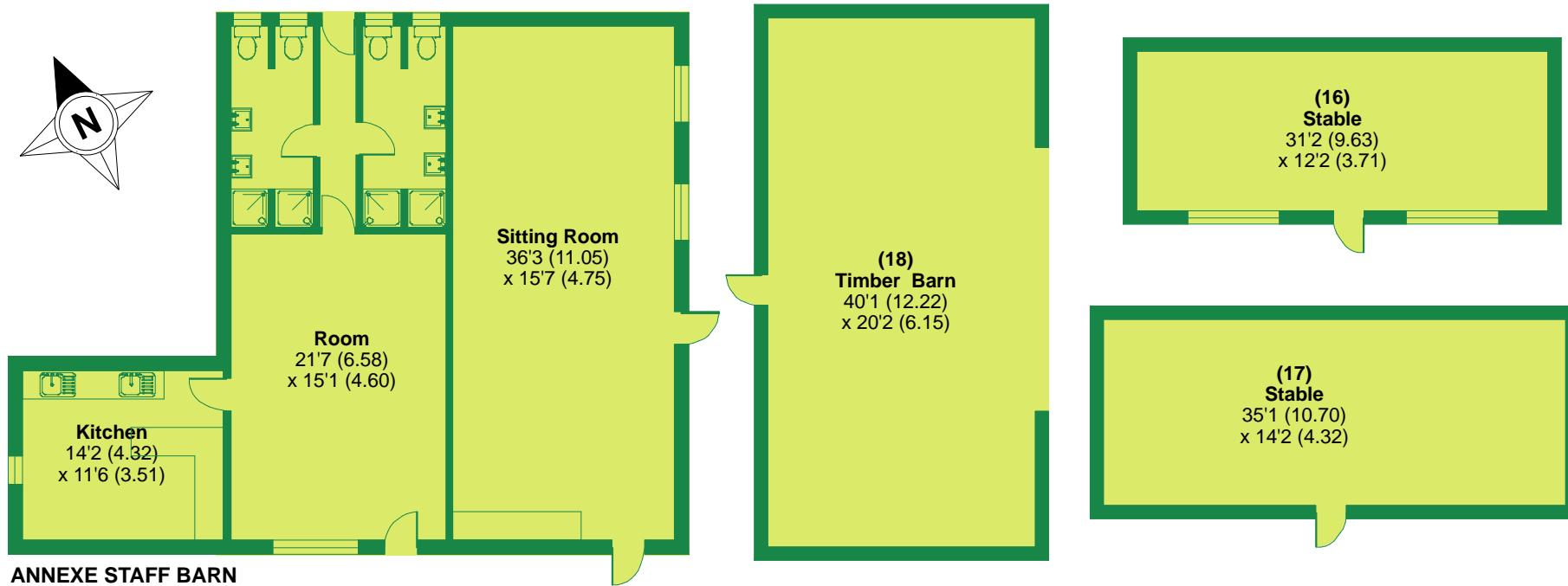


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Lambert and Foster Ltd. REF: 1195869

Coldharbour Traditional Farm Buildings

Black Barn = 1311 sq ft / 121.7 sq m
Outbuilding = 1773 sq ft / 164.7 sq m
Total = 3084 sq ft / 286.5 sq m

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 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Lambert and Foster Ltd. REF: 1195869

COLDHARBOUR FARMHOUSE AND LAND (AVAILABLE BY SEPARATE NEGOTIATION)

Farmhouse: An attractive rendered brick period property offering accommodation on two floors. The house was substantially refurbished in 2021. The accommodation comprises on the ground floor, front porch, kitchen, utility room, living room and snug with stairs to a first floor with three bedrooms, a WC and separate shower room. The house retains many period features and is set within an attractive garden overlooking adjacent farmland which could be available by separate negotiation (see later).

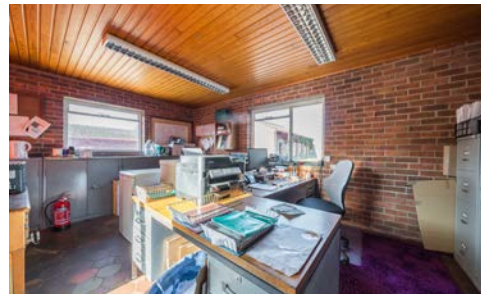
On the northern side of the house, there is a covered courtyard area linking to a detached garage. Access to the house is over a shared entrance with the farmyard on its eastern side.

Farmland: Located to the north and east of Washington Lane surrounding the buildings on three sides, the land to the north comprises two

adjoining fields laid to pasture, extending to some 42.3 acres/17.11 hectares and includes a concrete bin loading pad and a brick shepherds hut. To the east of the farmhouse is a level grass field extending to some 7.49 acres/3.03 hectares, with separate access off the lane to the north. Further East is a parcel of arable farmland extending to some 23.38 acres/9.46 hectares, with separate access off the land to the north.

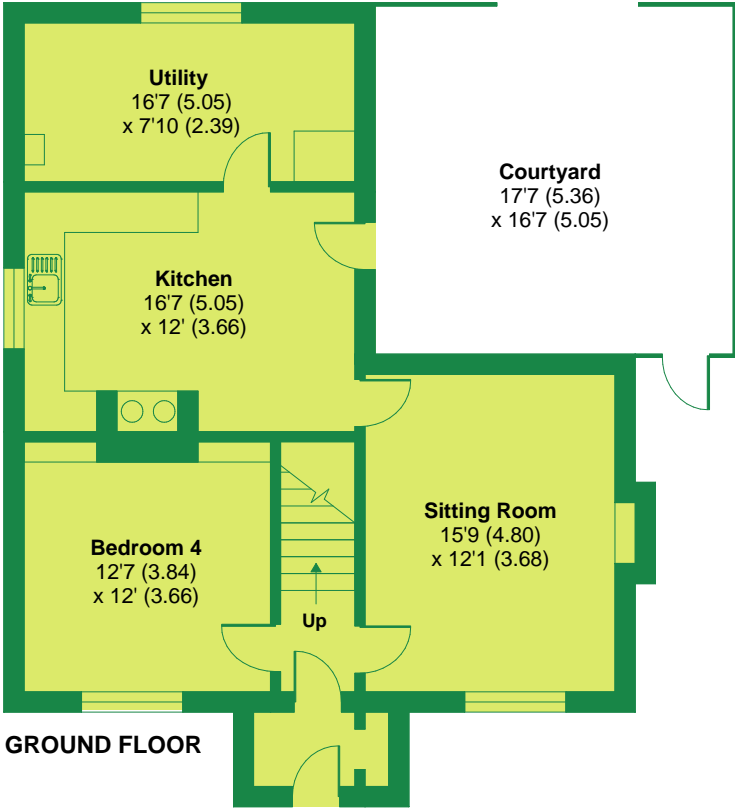
The land is classified as Grade I and II on the DEFRA agricultural land classification and has underlying geologies of Hastings bedrock (sandstone, siltstone and mudstone). Soilscape identifies it as loamy and clayey soils with coastal flats and naturally high ground water.

The yard and land are bordered to the south by a railway line connecting to Dungeness, which is operational 1 day a week.

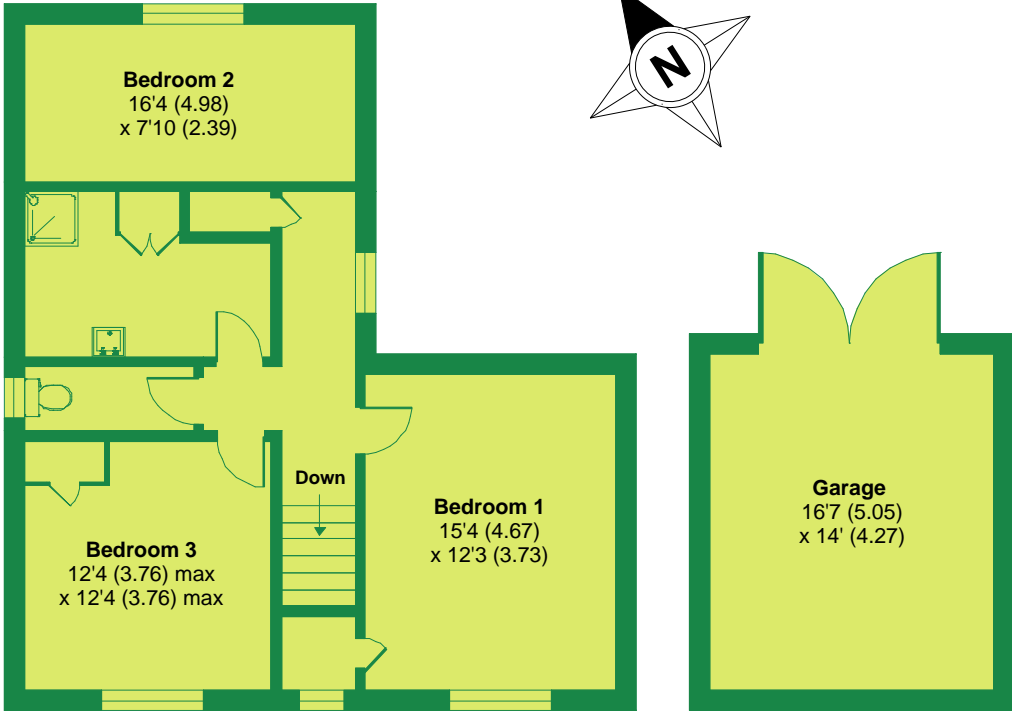


Coldharbour Farm House

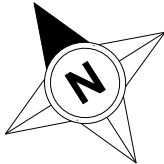
Approximate Area = 1514 sq ft / 140.6 sq m
Garage = 233 sq ft / 21.6 sq m
Total = 1747 sq ft / 162.2 sq m
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GROUND FLOOR



FIRST FLOOR



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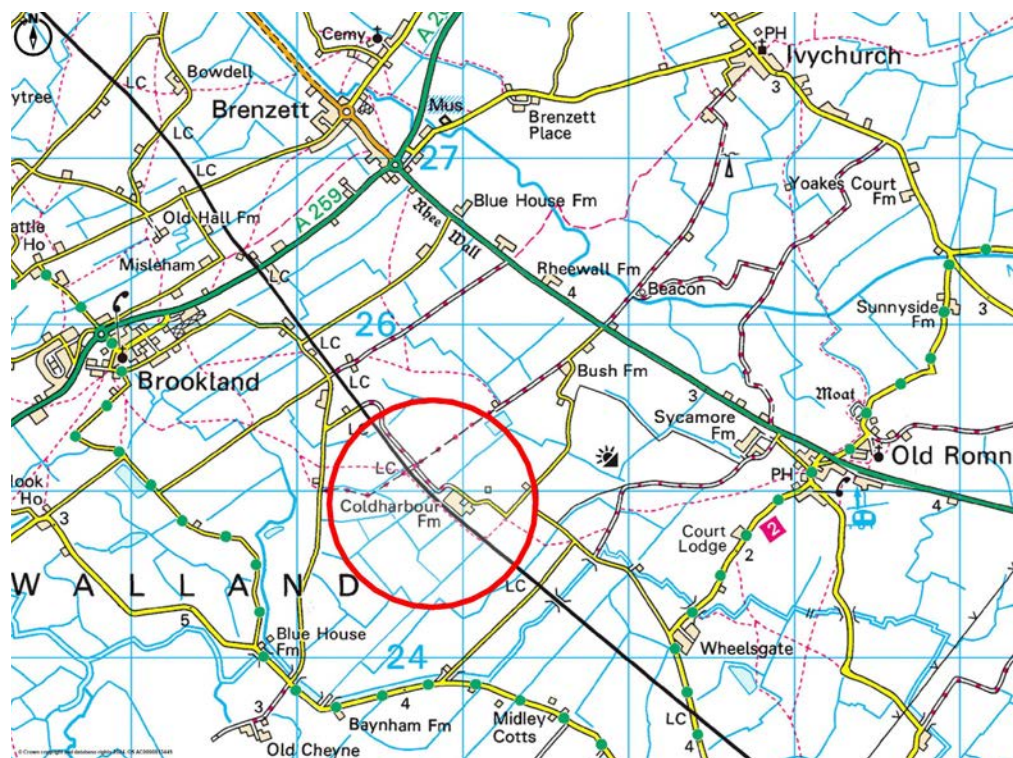
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PLANNING: The properties are located within Folkestone and Hythe district with offices at the Civic Centre, Castle Hill Avenue, Folkestone, CT20 2U. Telephone 01303 853000. The planning history of the buildings erected for agricultural use, is available on request.

VIEWINGS: The properties can be viewed by appointment with Lambert & Foster's Paddock Wood office 01892 832325 option 3, contacting Alan Mummery or Katie Hurley for more information.

SERVICES: Mains water and electricity are separately connected to the farmhouse and buildings. Foul water drainage is to cesspools.

METHOD OF SALE: The properties at Coldharbour Farm are offered for sale by Private Treaty. All or parts of the agricultural land are only available to a purchaser of the farm buildings, and no separate offers will be considered for the land.



TENURE: Coldharbour Farmhouse is subject to an Assured Shorthold Tenancy, but can be available with vacant possession on completion if required. The farm buildings are offered with vacant possession. The farmland is occupied under licence by a local farmer-further details on request.

WHAT3WORDS: Using the What3Words app, access to the yard is located at albums.deals simply.

FLOOD RISK: The land and buildings lie within Flood Risk 2 and 3 with defences. Copies of the Environment Agencies Flood Risk Map are available on request.

BUSINESS RATES AND COUNCIL TAX: The buildings are not listed for business rates. Coldharbour Farmhouse is within Council Tax Band B.

EPC RATING: Coldharbour Farmhouse EPC rating E with potential for B.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

PARTICULARS, PLANS AND SCHEDULES: The particulars and measurements and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.



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