

# LOT 86 - Sittingbourne

Residential Auction - 22nd September 2022

allsop



**VACANT - Freehold Former LD Care Complex Comprising Eight Properties with Potential**

Berkeley House, Lynsted Lane, Lynsted, Sittingbourne, Kent, ME9 0RL

## LOT 86 - Sittingbourne

VACANT - Freehold Former LD Care Complex Comprising Eight Properties with Potential

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GUIDE PRICE \*

**£1.5M+**

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Online - Bidding opens at 8.00am, Lot 1 will not close before 9.30am

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### Key Features

- **Berkeley House - Grade II Listed Converted Detached Building providing 11 Bedroom Accommodation**
- **Former Granary - Grade II Listed Converted Three Storey Detached Building Providing Four Bedroom Accommodation**
- **Former Windmill - Grade II Listed Converted Two Storey Detached Building Providing Five Bedroom Accommodation**
- **Pippin Cottages - Comprises 4 x Purpose Built interlinked Bungalows each providing One Bedroom Accommodation together with additional Staff Accommodation**
- **Office Building - Single Storey Detached Building providing Two Offices, Cloakroom, Kitchen**
- **Total Site Area approximately 0.563 Hectares (1.391 Acres)**
- **Possible Potential for Re-development, subject to consents**

### Vacant Possession

#### Tenure

Freehold

### Location

- 📍 The property is situated on the north side of Lynsted Lane, at its junction with Claxifield Road within the picturesque village of Lynsted
- 🛒 Local shops and amenities are available in Teynham, Sittingbourne and Faversham. Further shopping facilities are available in Maidstone and Canterbury
- 🚉 Teynham rail station and Sittingbourne rail station are approximately 1.6 miles and 3.8 miles to the north east and north west respectively
- 🛣️ The A2, M2 and M20 motorways are all easily accessible
- 🌲 Kent Downs AONB is to the south
- 🎒 Lynsted and Norton primary School is within walking distance

### Viewing

The property will be open for viewing every Wednesday and Saturday before the auction between 10:30 - 11:00 a.m. These are open viewing times with no need to register. It is strongly encouraged that all viewers have appropriate PPE (mask and gloves) when viewing the property.

If you are showing any Coronavirus symptoms then you will not be allowed to view the property.

If you cannot attend the viewing you are advised to view the images and any available virtual tour on our website before bidding.

**Allsop**

Zoe Baxter.  
 Tel: 0207 344 2629  
 Email: [zoe.baxter@allsop.co.uk](mailto:zoe.baxter@allsop.co.uk)

**Sellers Solicitor**

Andrew Taylor.  
 Tel: 07985299279  
 Email: [andrew.taylor@djblaw.co.uk](mailto:andrew.taylor@djblaw.co.uk)

Building	Accommodation	Approx GIA	
Berkeley House	Detached Building providing 11 Bedroom Accommodation	408 sq m	4,392 sq ft
Former Granary	Detached Converted Building Providing Four Bedroom Accommodation	120.4 sq m	1,296 sq ft
Former Windmill	Detached Converted Building Providing Five Bedroom Accommodation	150 sq m	1,615 sq ft
Pippin Cottages	4 x Purpose Built interlinked Bungalows each providing One Bedroom Accommodation together with additional Staff Accommodation	244 sq m	2,626 sq ft
Office Building	Two Offices, Cloakroom, Kitchen	34.3 sq m	369 sq ft
		<b>Total</b>	<b>956.7 sq m</b>
			<b>10,298 sq ft</b>

The property has not been measured by Allsop. The measurements have been obtained from the EPC and floor plans.

Featured 1



## Featured 2



### Featured 3



Featured 4



Featured 5





Featured 6



Featured 7



Featured 8



Featured 9



Featured 10



Featured 11



Featured 12



Featured 13





Featured 14



Featured 15



Featured 16







Featured 19





Featured 21









Featured 24









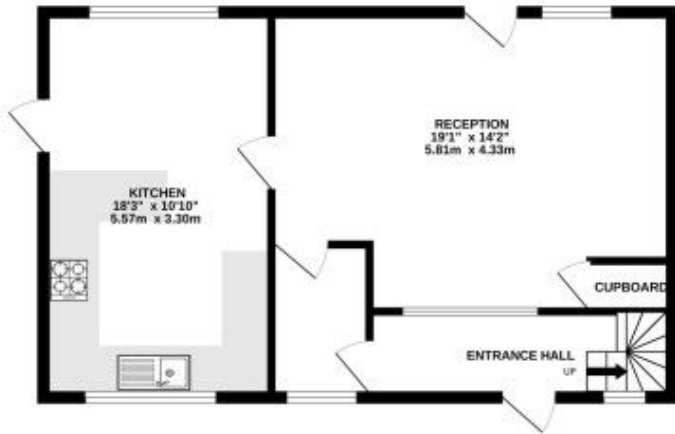




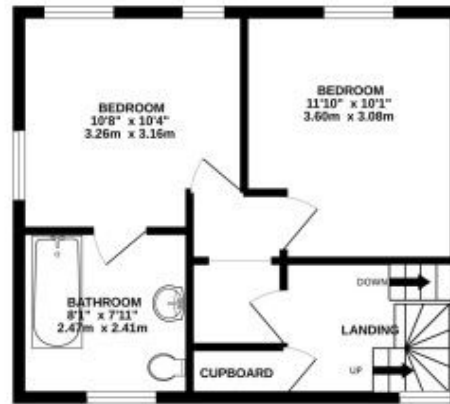


# Featured 30

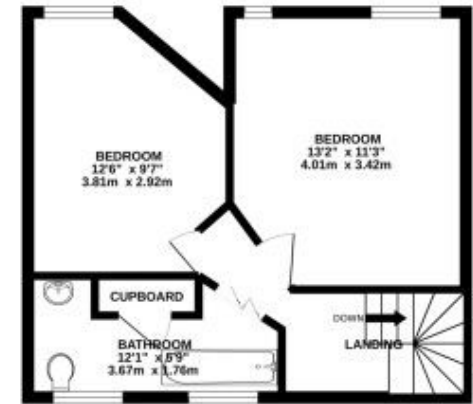
GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Featured 31

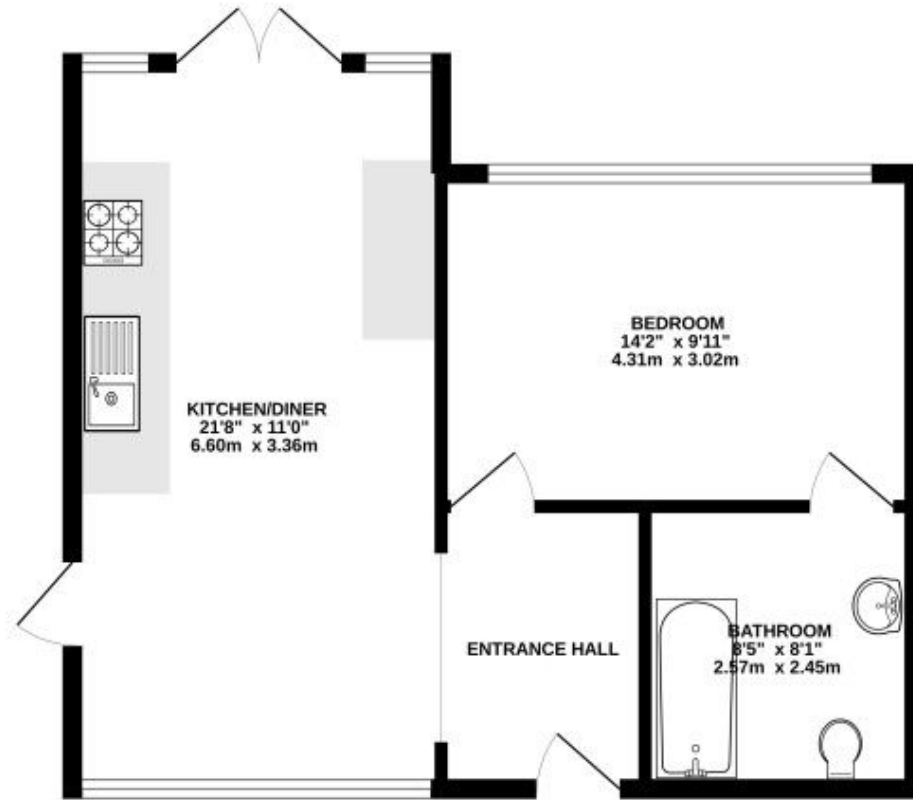
GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



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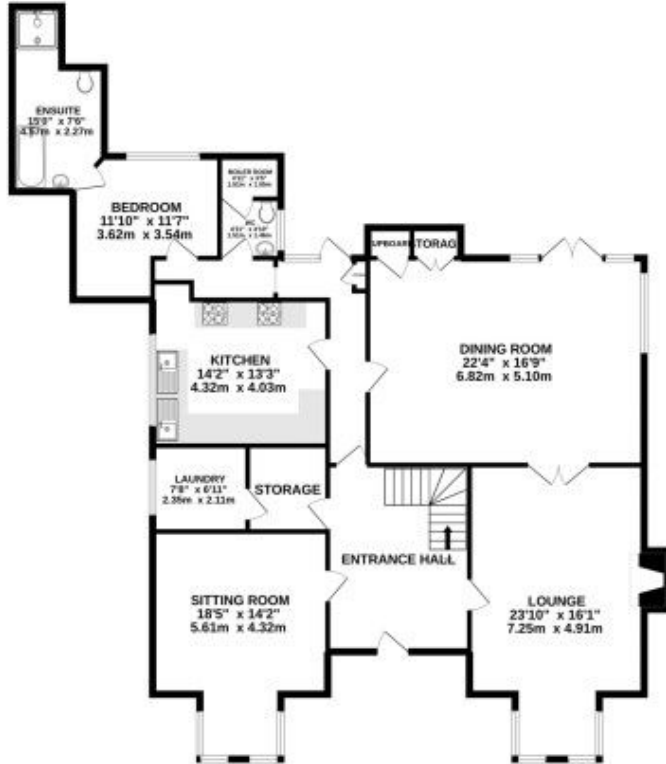
GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



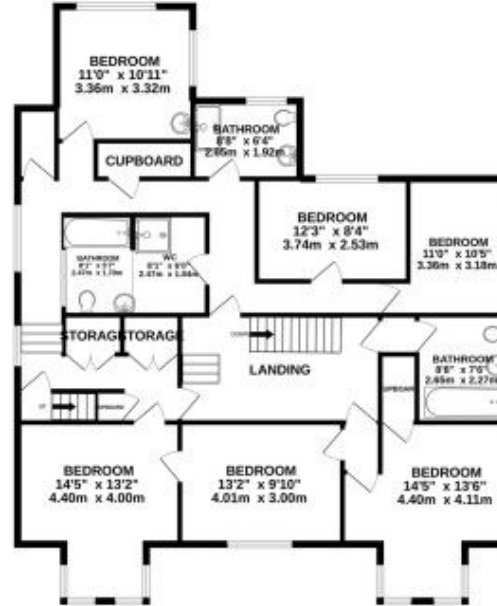
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Issue with HMRP/01/2022

# Featured 33

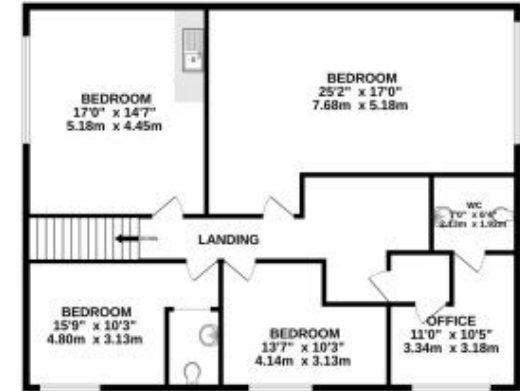
**GROUND FLOOR**  
1698 sq.ft. (157.7 sq.m.) approx.



**1ST FLOOR**  
1465 sq.ft. (136.1 sq.m.) approx.



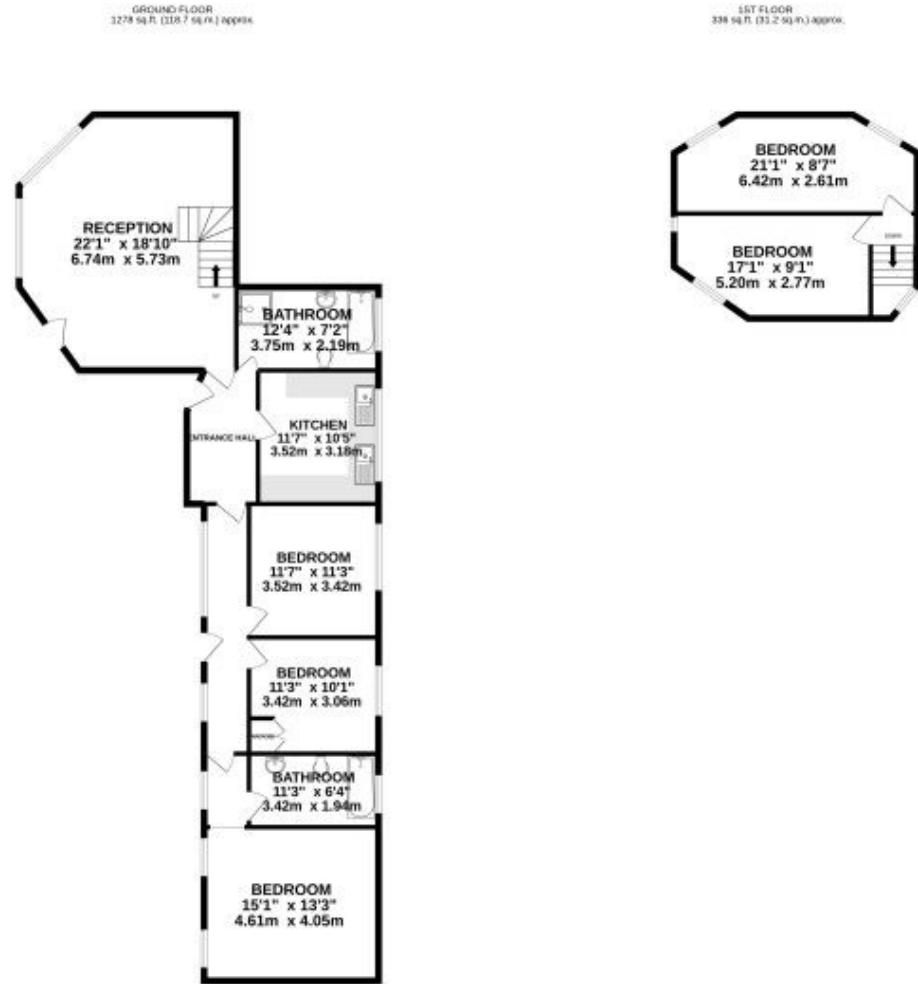
**2ND FLOOR**  
1229 sq.ft. (114.2 sq.m.) approx.



**TOTAL FLOOR AREA : 4392 sq.ft. (408.0 sq.m.) approx.**

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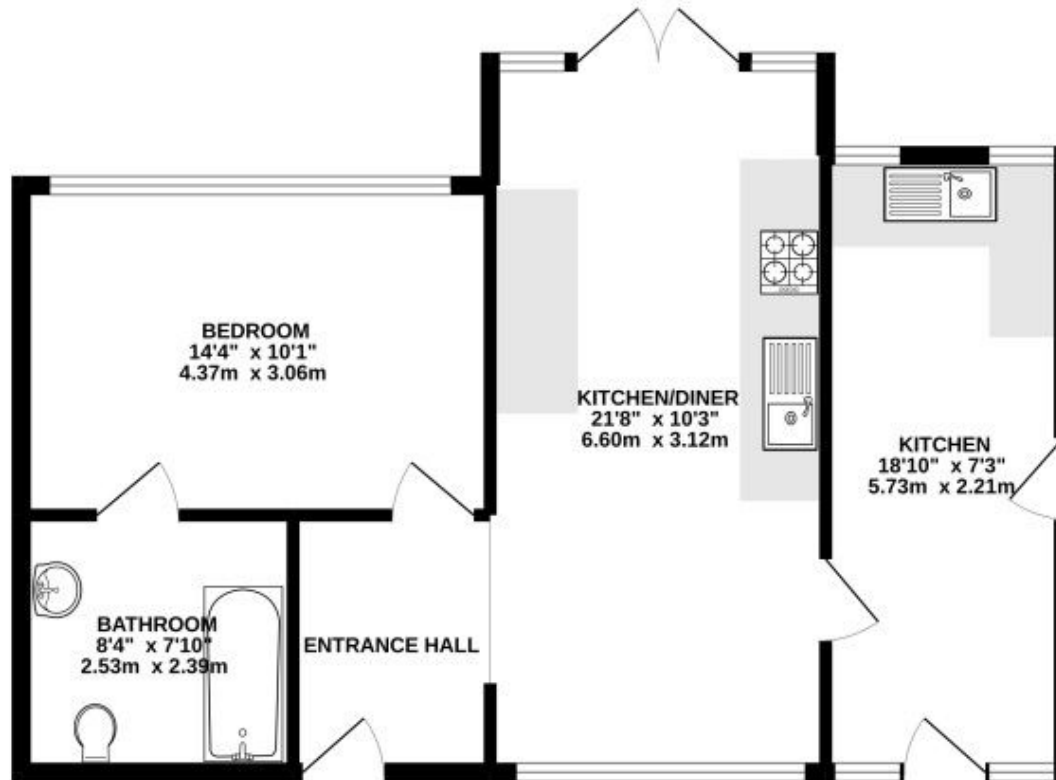
# Featured 34



TOTAL FLOOR AREA: 1614 sq.ft. (150.0 sq.m.) approx.

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Scale 1/8" = 1'-0"

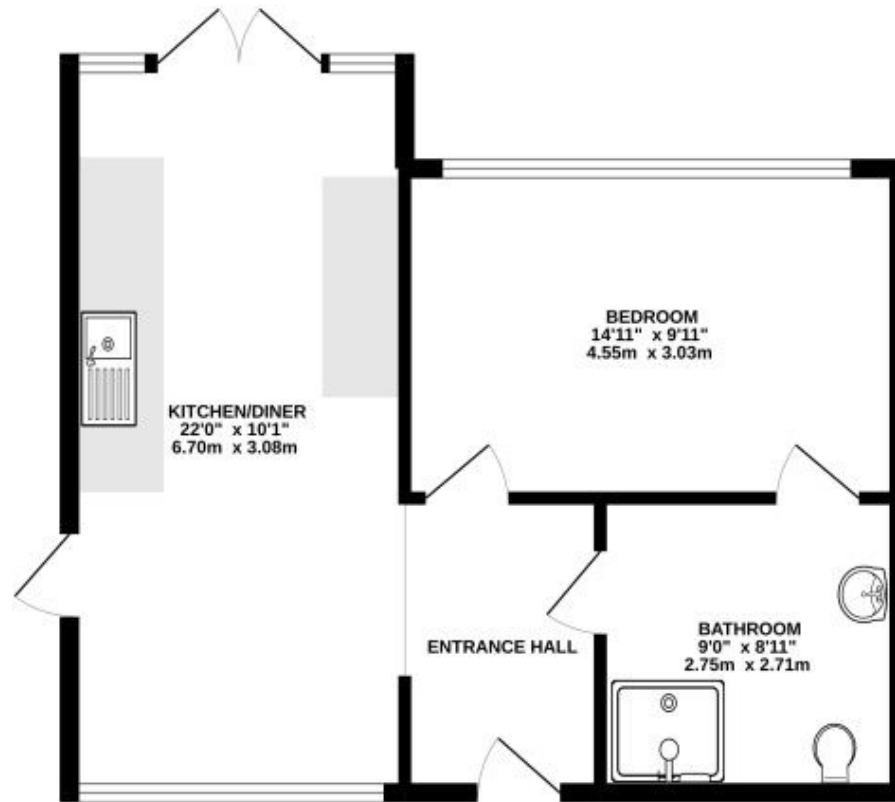
GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

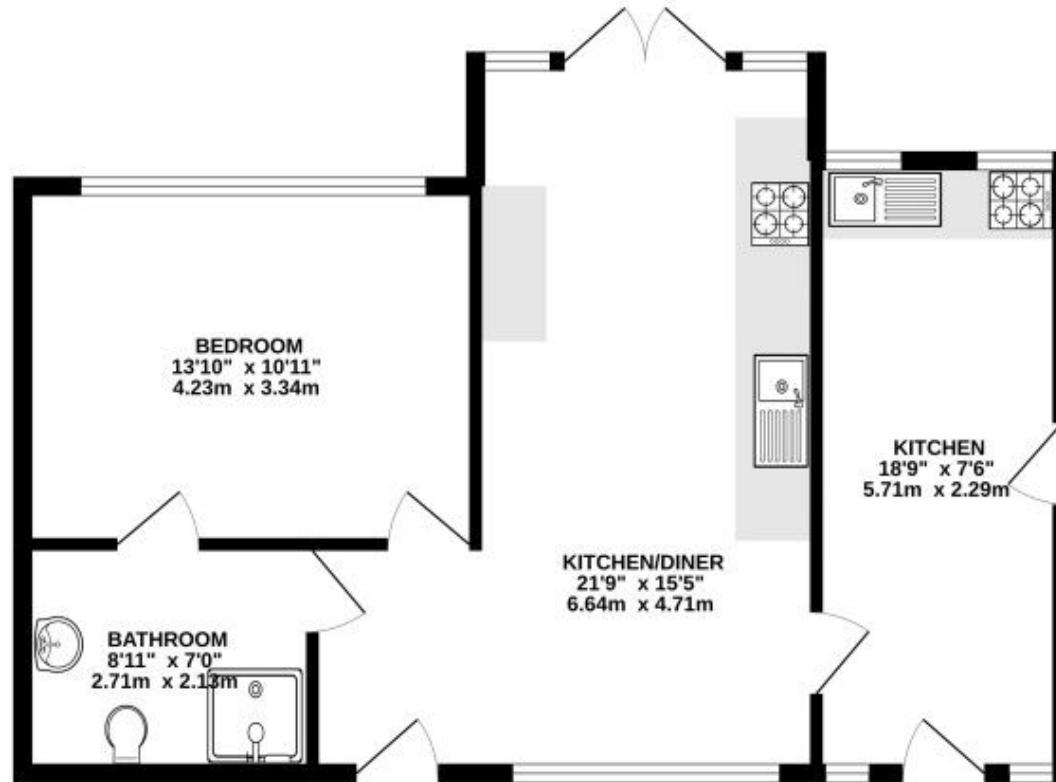
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Made with MetrageX 02022

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq ft. (46.7 sq.m.) approx.  
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Made with Memphis 10/2022

GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



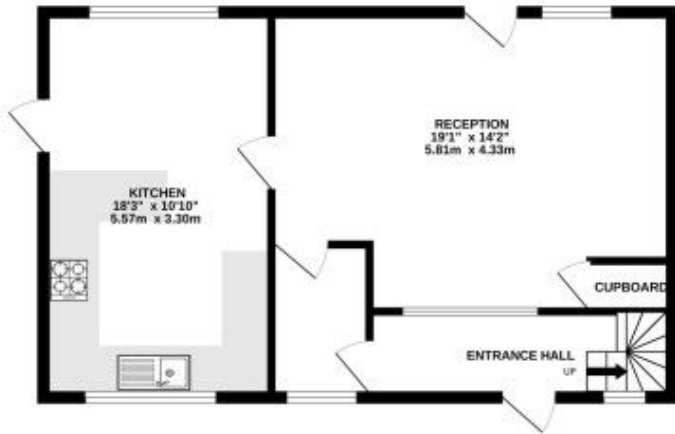
TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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Made with Metrigex 62822

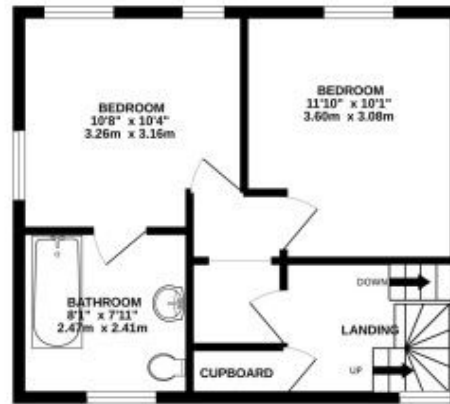


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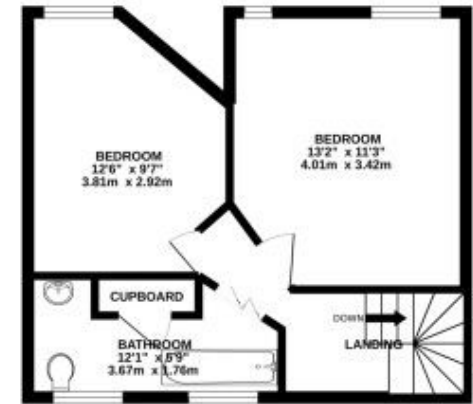
GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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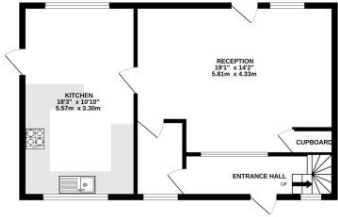








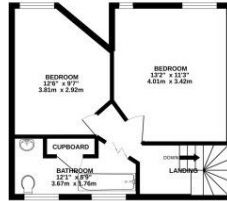
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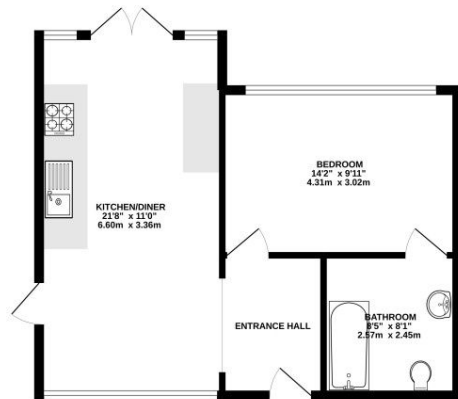
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GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 389 sq.ft. (36.3 sq.m.) approx.  
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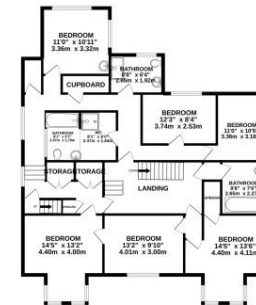


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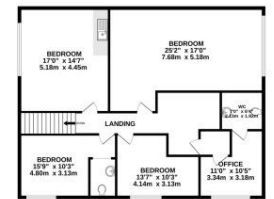
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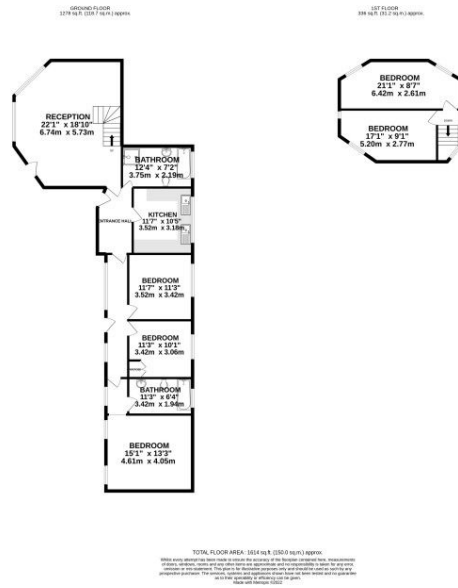


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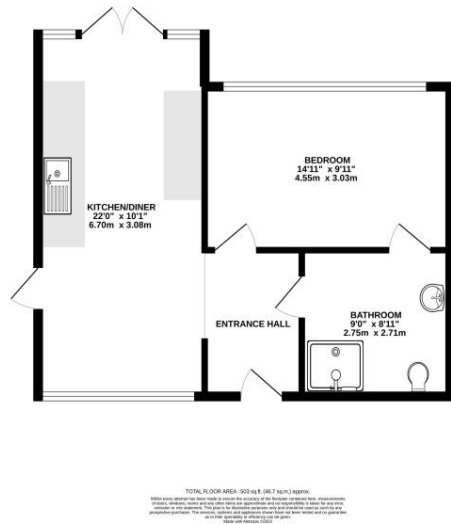


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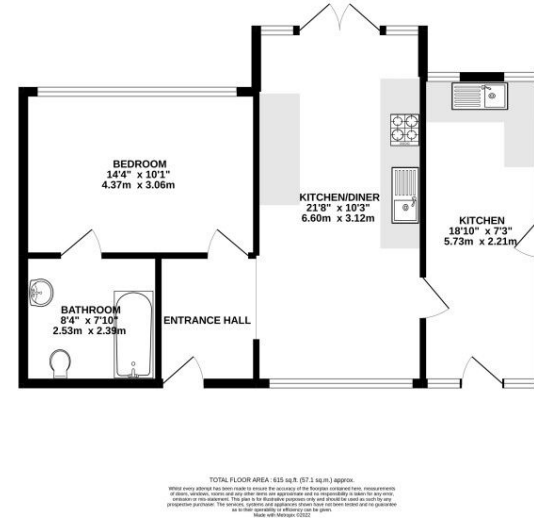
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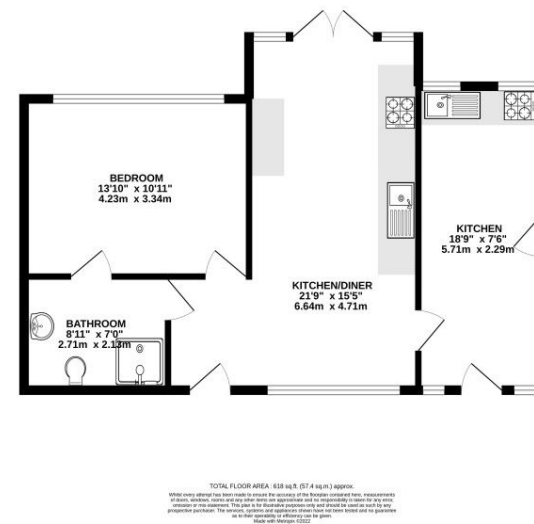
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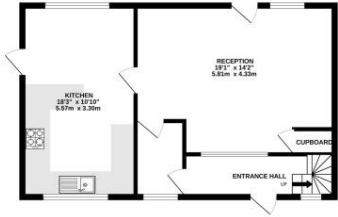
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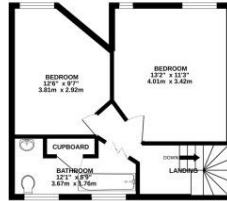
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## Disclaimer

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### Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

#### Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

#### Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ( "the Reserve" ) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

#### Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

#### Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

##### Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,500** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

##### Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

#### Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.