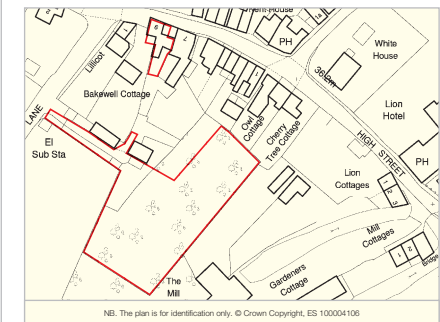


Dartford 'Protea Cottage', High Street, Farningham, Kent DA4 0DG

- **A Freehold Semi-Detached Building with Land to the Rear**
- Building comprising a Former Barber's Shop together with Residential Accommodation
- Land to the Rear extending to Approximately 0.28 Hectares (0.69 Acres)
- Possible Potential for Change of Use and/or Development subject to all necessary consents being obtained
- To be offered Collectively as One Lot

Vacant

BY ORDER OF ASSET MANAGERS



To View

There will be a viewing at the property between 3.00 and 3.30 p.m. on Tuesday 25th March.

Seller's Solicitor

Brechers Solicitors (Ref: Michelle Brown).
Tel: 0207 563 1000.
Email: mbrown@brecher.co.uk



VACANT - Freehold Building



Tenure

Freehold.

Location

The property is located towards the west end of Farnborough Village fronting the south side of the High Street to the east of its junction with London Road and Sparepenney Road. A range of local shops and amenities is available within walking distance on the High Street. The M25 Motorway is easily accessible and the M20 Motorway is accessible. Communications are afforded by Farningham Road Rail station.

Description

The property comprises a semi-detached building arranged over ground and first floors beneath a pitched roof. The property benefits from land to the rear extending to approximately 0.28 hectares (0.69 acres). To be offered collectively as one lot.

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report. We understand that the property provides:

Ground Floor – Former Barber's Shop, Reception, Cloakroom, Bedroom, Store

First Floor – Reception Room, Kitchen, Bedroom with Bathroom

Attic – Bedroom, Reception Room

Land to the rear extending to approximately 0.28 Hectares (0.69 Acres)

Planning

Local Authority: Dartford Borough Council.

Tel: (01322) 343434.

The building and the land to the rear may afford potential for change of use/re-development subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.