



# Barns at Guilton Farm

Guilton, Ash, Canterbury, Kent



BNP PARIBAS GROUP 

## Acre plot with planning permission to convert 2 barns to 5 houses with a total internal area of 12,422sqft.

A rare opportunity to acquire a development site in the village of Gilton, Kent with planning permission for five properties.



1 ACRE



RURAL/  
VILLAGE



£700,000

### The property

The Barns at Gilton Farm is a building plot with change of use and conversion of 2 barns to 5 houses, with parking and private gardens. The Barns are located in the highly desirable Kent town of Gilton near Ash.

#### Barn 1

Plot 1 - 1,550 sqft (144 sqm)  
Plot 2 - 1,550 sqft (144 sqm)

#### Barn 2

Plot 3 - 3,100 sqft (288 sqm)  
Plot 4 - 3,122 sqft (290 sqm)  
Plot 5 - 3,100 sqft (288 sqm)  
Total internal 12,422 sqft (1,154 sqm)

### CIL

We are of the understanding that no CIL payment is to be paid. See planning portal for further details.

### Method of Sale

Offers are invited for the freehold interest.

### Location

The Barns at Gilton Farm are located in the picturesque village of Gilton near to the village of Ash, which has a variety of local facilities including a range of shops, a state and independent primary school, a doctor's surgery, and public houses. The Cinque Port of Sandwich and cathedral city of

Canterbury both offer a further range of facilities including excellent schooling.

The A256 links directly with the A2 at Dover, which in turn links directly with the A2/M2 and the A20/M20. There are stations at Sandwich and Canterbury offering stopping services to London; trains on the High Speed link take 54 minutes from Canterbury West to London St Pancras.

The Channel Port of Dover, Eurotunnel at Folkestone and Ashford International offer regular services to the Continent.

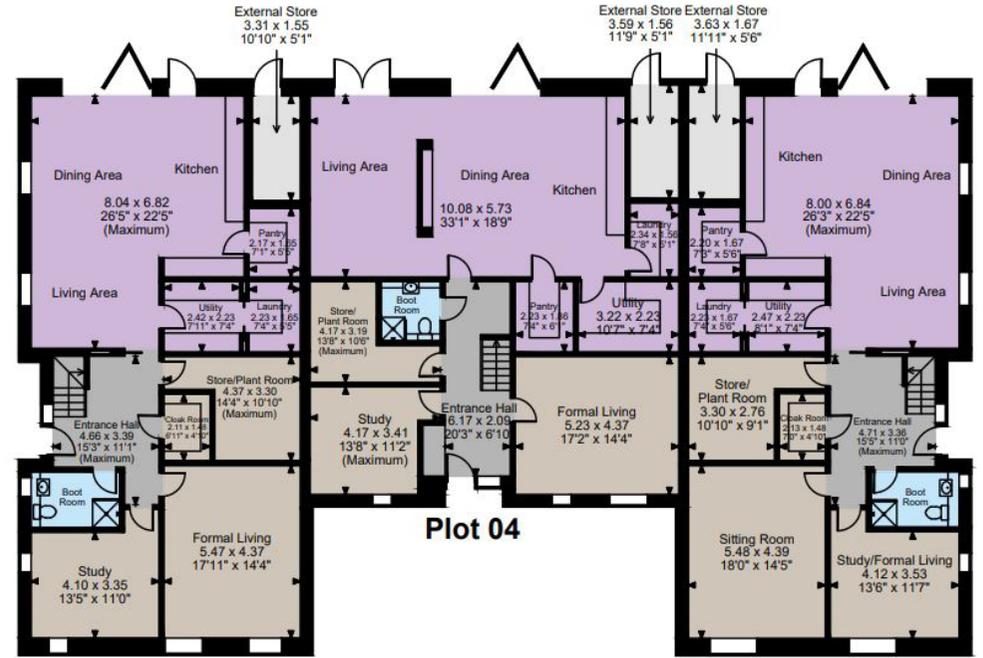
### Planning

Planning was granted in 2025 for the proposed development site.  
Planning ref: 24/00356  
Prospective purchasers are advised that they should make their own enquiries with the local planning authority.

### Viewing

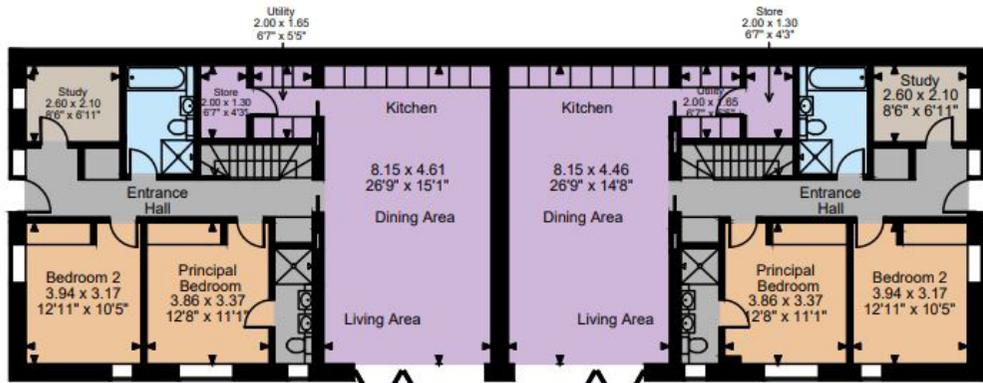
Strictly by appointment with Strutt & Parker  
New Homes 01483 957745  
[southernnewhomes@struttandparker.com](mailto:southernnewhomes@struttandparker.com)





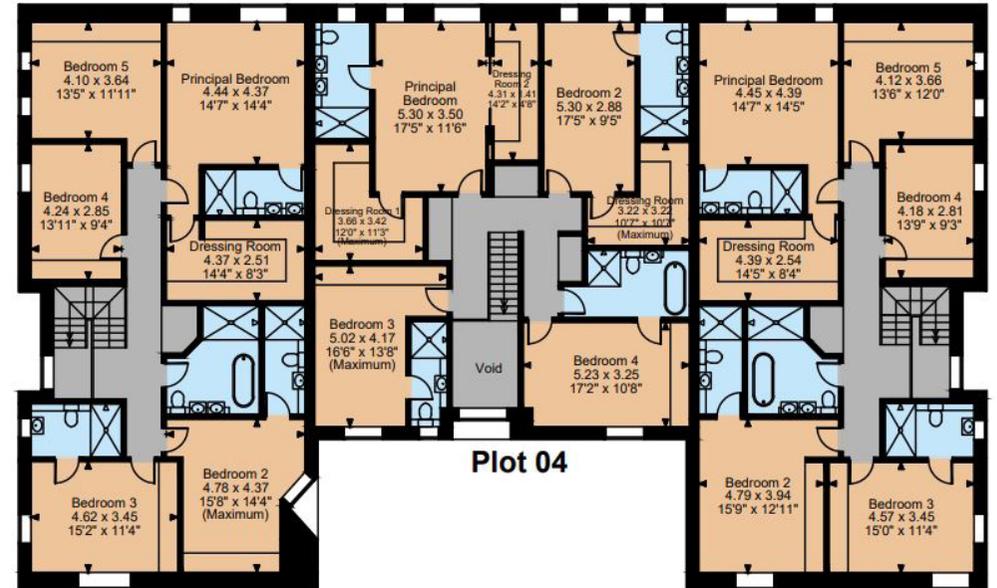
Ground Floor Plot 05

Plot 03



Plot 01

Plot 02



First Floor Plot 05

Plot 03



### Further technical information

Can be made available to potential buyers via the planning portal:  
<https://publicaccess.dover.gov.uk/online-applications>

### Directions

From Canterbury: Join the A257 towards Sandwich. Pass through Littlebourne and Wingham, then continue on this road and onto the Ash Bypass. Upon entering Gilton, the site can be found on the right hand side.  
 what3words: canal.markets.yacht

### General

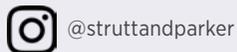
**Local Authority:** Dover District Council  
**Services:** Prospective buyers are advised to make their own enquiries with the relevant service providers.  
**Council Tax:** TBC  
**Tenure:** Freehold  
**Guide Price:** £700,000

## South East New Homes

**01483 957 745**

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[struttandparker.com](http://struttandparker.com)

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