



125

— YEARS OF —

**Lambert
& Foster**



LAND AT HOGBEN'S HILL
SHOTTENDEN, FAVERSHAM, KENT ME13 9RT



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A small parcel of woodland with 2 buildings in need of repair 0.49 acres (0.20 hectares).

For Sale by Informal Tender – Closing Date for Offers – Noon Wednesday 28th May 2025

GUIDE PRICE £25,000 FREEHOLD

SITUATION: The woodland is located in the Parish of Perry Wood / Selling on the North Downs in Kent. The Market Town of Faversham is 5 miles to the north, the County Town of Maidstone 17 miles to the west. There is access to the M2 motorway at Faversham and connections to the A20 Maidstone to Ashford Road at Charing (7.5 Miles). The land is located within the Kent Downs National Landscape Area. The nearest postcode to the site is ME13 9RT.

DESCRIPTION: The site comprises a triangular shaped ring fenced block of woodland in between 2 houses off Hogben's Hill. The buildings which are in poor condition occupy footprints of 2m x 2.8m and 6m x 6m and are overgrown with ivy. The land has road frontage to Hogben's Hill.

PLANNING: In 2015 Planning Permission was refused for a detached 4/5 bedroomed country house by (Swale Borough Council Reference 14/502575FULL).

WHAT3WORDS: ///tedious.speaker.timed.

METHOD OF SALE: The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 28th May 2025 using the attached form. For any queries, please contact the selling agent.

FEES: In addition to the agreed sale price the purchasers will contribute £1000 + VAT to the sellers legal fees.

VIEWING: At any reasonable time during daylight hours. Contact Alan Mummery or Will Jex for more information. **Paddock Wood Office:** 01892 832325 Option 3.

TENURE: Freehold.

SERVICES & UTILITIES: The property is not connected to any services. Interested parties should rely on their own enquiries on the availability of local services

LOCAL AUTHORITY: Swale Borough Council (01795 417850) Swale House, East Street, Sittingbourne, Kent ME10 3HT. <https://swale.gov.uk>.

LAND REGISTRY: The property is registered at HM Land Registry Title K108525. Copies of the Office Copy Entries and Plans are available on request.

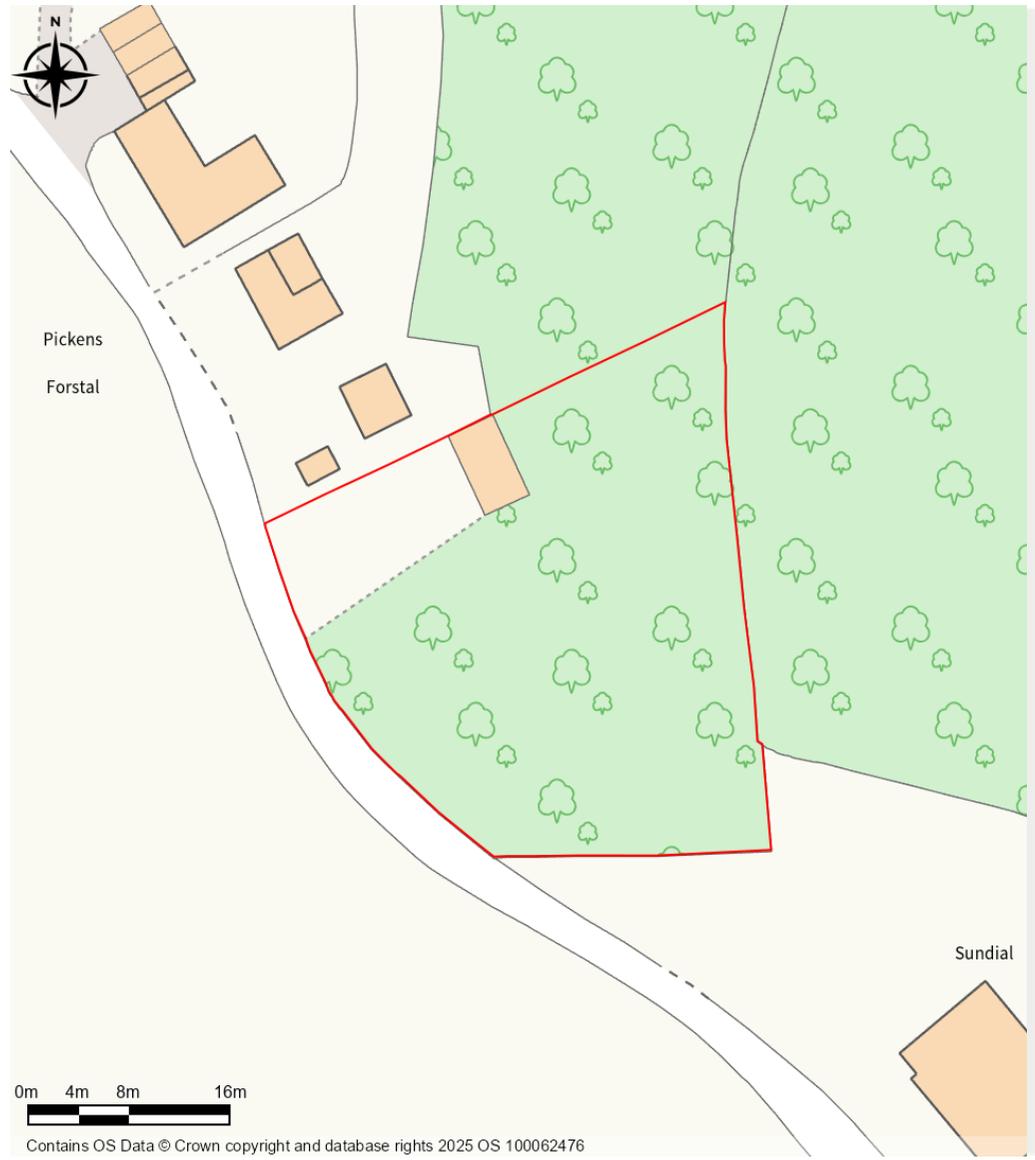
FLOOD & EROSION RISK: The property is located within land classified within Flood Zone 1 with very low risk from surface water or river flooding. (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: 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. 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.





OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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