



125

— YEARS OF —

**Lambert
& Foster**



DUTCH BARN AT BLINDHOUSE LANE
MONKS HORTON, ASHFORD, KENT TN25 6DP



**Lambert
& Foster**

ASHFORD 8.9 MILES | EUROTUNNEL 5 MILES | M20 (JUNCTION 11) 2.3 MILES

DUTCH BARN AT BLINDHOUSE LANE, MONKS HORTON, ASHFORD, KENT TN25 6DP

A three-bay steel frame Dutch Barn partially clad with corrugated metal sheeting, in a rural setting overlooking farmland and set within a ring fenced plot extending in all to 1.40 acres (0.56 hectares), in the parish of Monks Horton in Kent

GUIDE PRICE £145,000 FREEHOLD

For sale by Informal Tender – Closing Date for Offers – Noon Friday 1st August 2025



DESCRIPTION

A well located, three-bay open sided Dutch Barn of steel frame construction with corrugated metal sheet cladding and roof, situated within a ring fenced plot of agricultural land extending to 1.40 acres (0.56 hectares). The barn is situated nearby to the entrance off Blindhouse Lane, and has a footprint of approximately 1,112 sq.ft.

The property is located in the parish of Monks Horton and in between the towns of Ashford and Folkestone, with convenient access to the nearby M20 motorway, and the Eurotunnel Le Shuttle.

ACCESS

The property is accessed via a private gated entrance off Blindhouse Lane.

RIGHT OF WAY

Applicants should be aware that there is an agricultural right of way over the land, for the benefit of one of the adjoining landowners. Further details are available on request from the selling agent.

METHOD OF SALE

The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Friday 1st August 2025 using the attached form. For any queries please contact the selling agent.



DIRECTIONS: The nearest postcode to the property is TN25 6DP. From the centre of Sellindge village, head north along Swan Lane, which after 1.1 miles merges to become Blindhouse Lane. Continue for a further 0.5 miles and the entrance to the property will be located on the right-hand side.

VIEWING: At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832325. Contact Will Jex for more information.

WHAT3WORDS: Using the What3Words app, the entrance to the land off Blindhouse Lane is located at //louder.props.engaging

TENURE: Freehold with vacant possession.

SERVICES & UTILITIES:

The land is not connected to any mains services, however there are easements in place to allow for connection to nearby water and electricity. Applicants should rely on their own investigations as to the availability of service connections.

LOCAL AUTHORITY: Folkestone and Hythe District Council, Tel: 01303 853000.

FLOOD & EROSION RISK: The property is located within Flood Zone 1, an area with low probability of 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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