



125

— YEARS OF —

**Lambert
& Foster**



PADDOCK AT HANSLETTS FARM
WELL LANE, OSPRINGE, FAVERSHAM, KENT ME13 0SD



**Lambert
& Foster**

FAVERSHAM 2.8 MILES | OSPRINGE 1.7 MILES | SITTINGBOURNE 7.8 MILES

Paddock at Hansletts Farm, Well Lane, Ospringe, Faversham, Kent ME13 0SD

An attractive ring-fenced paddock of permanent pasture extending to 0.83 acres, well-suited for an amenity/lifestyle buyer, located on the outskirts of Ospringe in Kent.

For Sale by Informal Tender – Closing Date for Offers – Noon Friday 4th September 2026

GUIDE PRICE £35,000 FREEHOLD



DESCRIPTION

Extending in all to some 0.83 acres, the Paddock at Hansletts Farm comprises an attractive ring-fenced block of broadly level permanent pasture, interspersed with mature trees. It is considered that the land would be well suited to livestock grazing, or to an amenity/lifestyle buyer.

OVERAGE

The vendors will retain an Overage on the land reserving 40% of any increase in value in the event that planning permission for non-agricultural or non-equestrian development is granted on the land within a 30 year period from completion.

ACCESS

The land has gated access from Well Lane via a five-bar gate.

DIRECTIONS

The nearest postcode to the land is ME13 0SD. From Ospringe, head south along Water Lane and after 0.7 miles, take the left hand turn onto Painter's Forstal Road. Pass under the M2 motorway, and after 0.1 miles turn right onto Hansletts Lane. Continue along Hansletts Lane for approximately 0.9 miles, at which point the land will be located on the right-hand side.

LOCATION PLAN: For illustrative purposes only.



VIEWING: At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832325 (Option 3). Contact Will Jex for more information.

WHAT3WORDS: Using the What3Words app, the gated entrance to the land from Well Lane is located at [///tearfully.verifying.flipper](https://www.what3words.com/tearfully.verifying.flipper)

TENURE: Freehold

METHOD OF SALE: The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Friday 4th September 2026 using the attached form. For any queries, please contact the selling agent.

SERVICES & UTILITIES: The land is not connected to any services. Prospective purchasers should rely on their own enquiries with regard to local availability of service connections.

LOCAL AUTHORITY: Swale Borough Council, Tel: 01795 417850.

FLOOD & EROSION RISK (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

MINERAL, SPORT AND TIMBER RIGHTS: Included in the freehold.

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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