



LAND TO THE EAST OF MILL LANE
HARTLIP, SITTINGBOURNE, KENT ME9 7TB



**Lambert
& Foster**

RAINHAM RAILWAY STATION 2.1 MILES | MAIDSTONE TOWN CENTRE 10.2 MILES | SITTINGBOURNE 4.5 MILES

**LAND TO THE EAST OF MILL LANE, HARTLIP,
SITTINGBOURNE, KENT ME9 7TB**

A rare opportunity to buy farmland in the sought after village of Hartlip, with convenient transport connections.

In all some 6.02 acres (2.44 hectares).

For Sale by Informal Tender - Best offers to be received by noon on Friday 2nd October 2026

Guide Price - Offers in excess of £165,000



SITUATION

The land is located to the north of the village of Hartlip which offers local amenities. Sittingbourne is some 4.4 miles to the east with further educational, recreational and shopping facilities. Newington Railway Station is 1.2 miles distant with direct mainline connections to Central London. The land is located on Mill Lane which leads to the A2 and is a short drive from the M2 with onward connections to the national motorway network.

DIRECTIONS

The postcode to the property is ME9 7TB.

WHAT 3 WORDS

Using the What3Words App, the entrance to the land is located at [clattered.former.coasting](https://www.what3words.com/clattered.former.coasting).

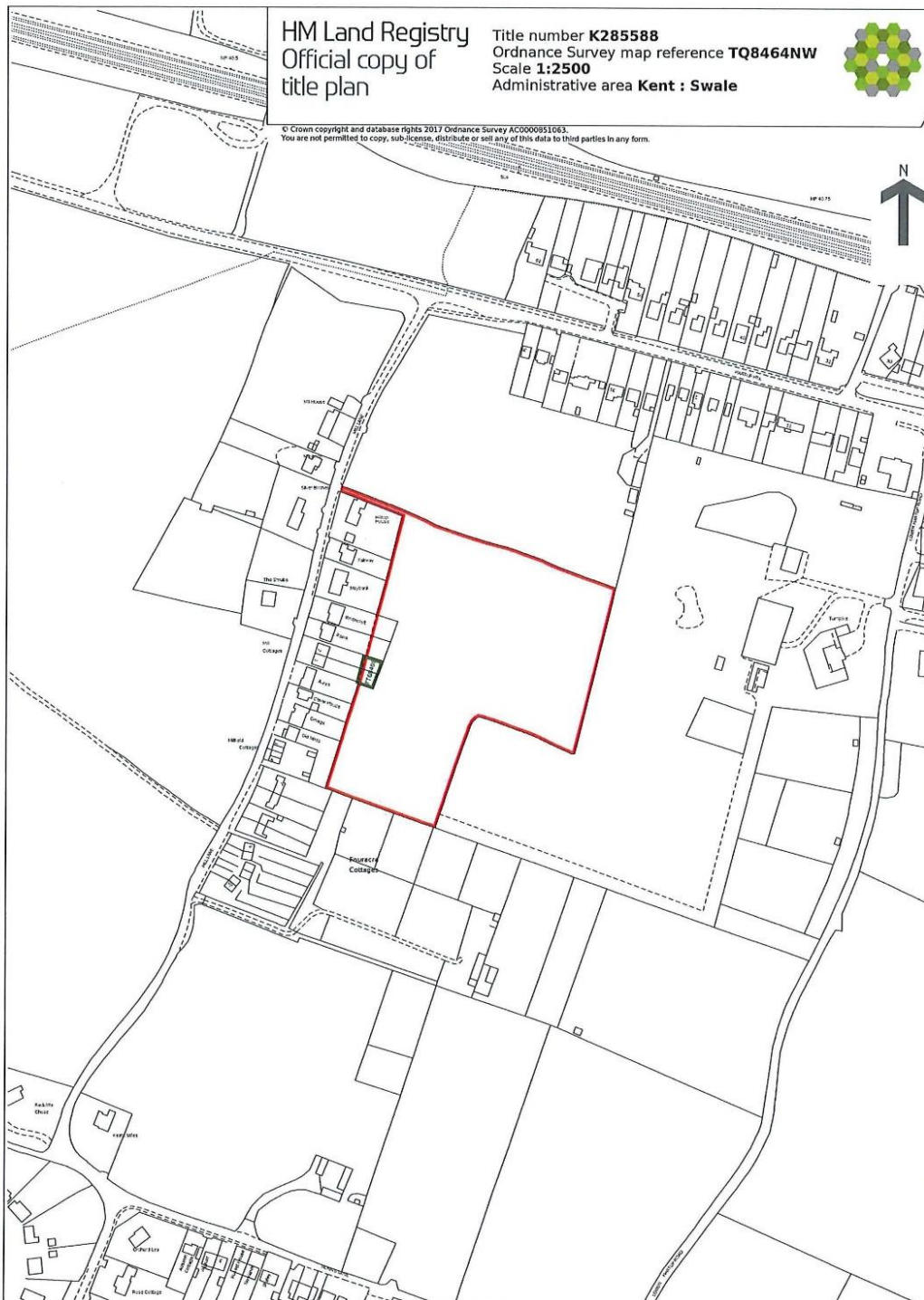
DESCRIPTION

The land is approached directly from Mill Lane over a narrow gated entrance track connecting to the north west corner of the land. The land extends to some 6.02 acres (2.44 hectares) comprising a ring fenced block of pasture including a number of mature trees enclosed by hedgerows and stock fencing. The majority land is classified as Grade 1 on the DEFRA Agricultural Land classification with a small section on the eastern boundary classified as Grade 2. The land borders the back gardens of a number of houses along Mill Lane.

NOTE:

- 1) The vendors have informed us, the agents, that located on the land is an historic sink hole which has been backfilled with rubble.
- 2) Two areas of the field have been occupied by neighbouring householders for many years and these areas of land have been fenced so that it forms part of their properties' gardens. The land is sold with the buyers having knowledge of this issue.





METHOD OF SALE: The land is being offered for sale by Informal Tender with Best & Final Offers to be received by Lambert & Foster no later than noon on Friday 2nd October 2026. All offers and supporting information must be submitted on the Tender form available from Lambert & Foster

VIEWINGS: At any reasonable time during daylight hours, having notified Lambert & Foster's Paddock Wood office on 01892 832325 Option 3.

TENURE: Freehold with Vacant Possession.

SERVICES & UTILITIES: No services are connected to the land.

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Swale Borough Council, Swale House, East Street, Sittingbourne, Kent ME10 3HT.

FLOOD & EROSION RISK: Property flood history: For planning and insurance purposes, the land lies in an area noted as being within Flood Zone 1 for river or sea flooding, and in an area deemed very low risk from surface water flooding.

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

COVENANTS, RESTRICTIONS & OVERAGE: The sale will be subject to an overage clause reserving to the sellers 30% of any increase in value should non-agricultural/non-equestrian planning permission be granted on the land within 30 years of completion.

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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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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