



**BUILDINGS AT NEULANDS FARM  
HOUSEFIELD ROAD · THROWLEY · FAVERSHAM · KENT ME13 0JN**

**BUILDINGS AT NEWLANDS FARM  
HOUSEFIELD ROAD  
THROWLEY  
FAVERSHAM  
KENT ME13 0JN**

<i>Charing</i>	-	<i>2.75 miles</i>
<i>Faversham</i>	-	<i>6 miles</i>
<i>Ashford</i>	-	<i>6.5 miles</i>
<i>Canterbury</i>	-	<i>10 miles</i>
<i>Maidstone</i>	-	<i>14 miles</i>

**An opportunity to purchase a range of agricultural buildings and land in the heart of the Kent Downs National Landscape with significant potential for conversion into residential or commercial subject to the necessary planning consents.**

- Range of agricultural buildings with potential
- Agricultural land
- Far reaching views for up to 50 miles
- Two access routes from public highway
- In all approximately 10.39 acres

**FOR SALE BY PRIVATE TREATY  
GUIDE PRICE – OFFERS IN EXCESS OF £495,000**

**VIEWING:** - Strictly by appointment via the sole agents:

**BTF Partnership  
Canterbury Road  
Challock  
Ashford  
Kent TN25 4BJ  
01233 740077 - challock@btfpartnership.co.uk**

**LOCATION**

The Buildings at Newlands Farm are situated in the heart of the Kent Downs National Landscape in an entirely rural yet accessible location. Accessed directly from the Faversham Road to the east or Housefield Road to the north the property is only 2.75 miles north of Charing, 6 miles south of Faversham and 6.5 miles north of Ashford. All provide mainline rail links to London with Ashford providing a high-speed link to central London in 37 minutes. Ashford, Faversham and Canterbury all provide a comprehensive range of facilities and amenities and access to the national motorway network directly onto either the M20 or M2.

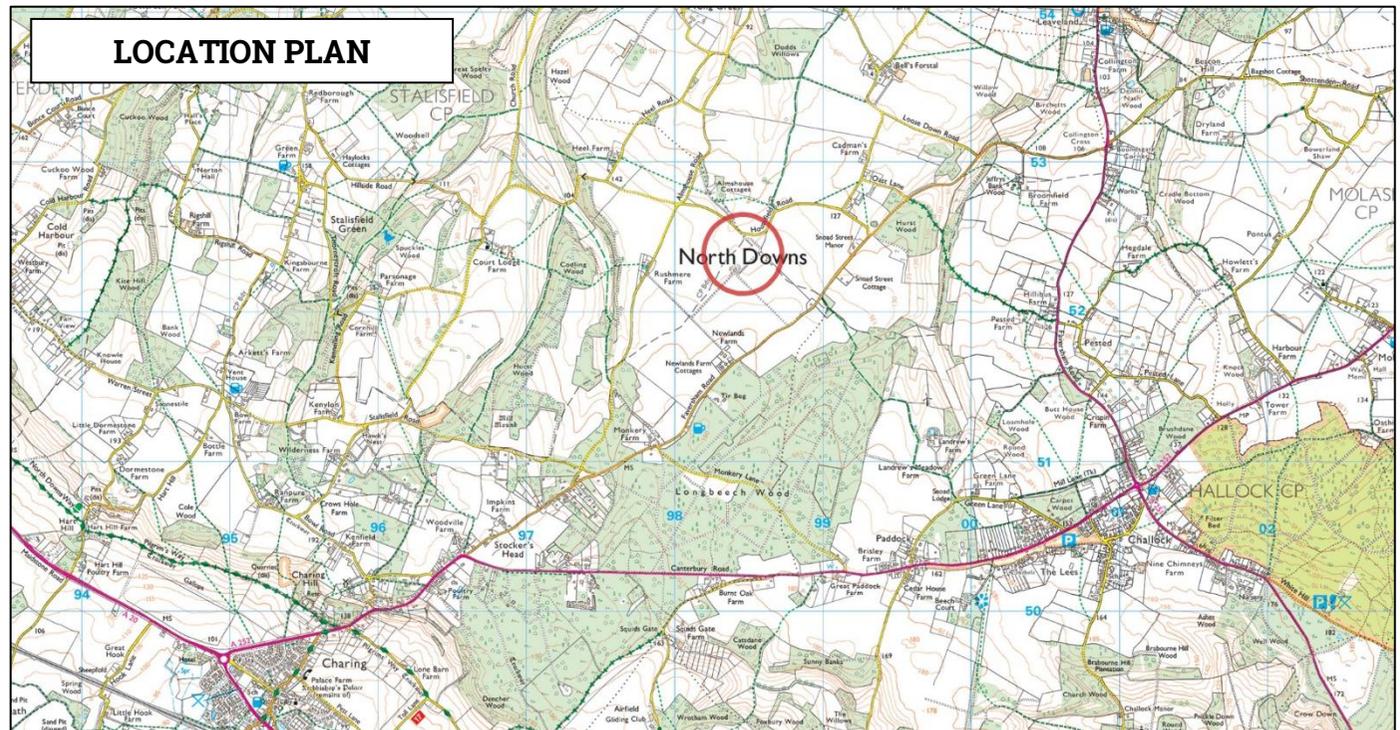
Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

**DIRECTIONS**

From the roundabout at the bottom on Charing Hill head up Charing Hill. Once at the top continue straight until the sharp right hand bend and take the left onto the Faversham Road. Follow the Faversham Road for 1.7 miles and the Faversham Road access is on your left. For the Housefield Road access continue for a further 0.5 miles and turn left onto Housefield Road. Follow this road for 0.6 miles and the access gate is on your left.

**WHAT 3 WORDS**

Faversham Road Access Gate - ///wanted.parkland.fondest  
Housefield Road Access Gate - ///operating.switched.storeroom  
Centre of Farm Buildings - ///sunshine.nurtures.trample



## FARM BUILDINGS, YARD & LAND

There are a range of general purpose agricultural buildings within a good sized yard area at Newlands Farm. These consist of the original **Agricultural Barn** of steel portal frame construction under a pitched corrugated fibre cement roof with **Lean To** additions to the north and south creating various storage and self contained rooms along with additional open plan storage space into the main building itself.

To the south east of the building is a detached general purpose **Hoppers Hut** of block construction housing store room along with wash room with wash hand basin. Detailed floor plans of the buildings are overleaf and the total floor areas are 3,111ft<sup>2</sup> for the Barn and 187ft<sup>2</sup> for the Hoppers Hut. Water is connected to the yard but there is no electricity. The yard in its entirety extends to 0.69 acres. There are far reaching views from the building to the north east and the estuary.

The land on the property runs north east all the way to the Housefield Road and extends to 9.7 acres. The majority of the land is laid down to grass and cut for hay during the summer months. The most north eastern corner that fronts the Housefield road is currently used as game cover for the local shoot under a hand shake agreement. The cover has been planted this year and the current owner lets the shoot beat through the cover during the shooting season.

The entirety of the property to be sold extends to 10.39 acres and is shown outlined in red on the Boundary Plan overleaf.

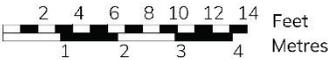
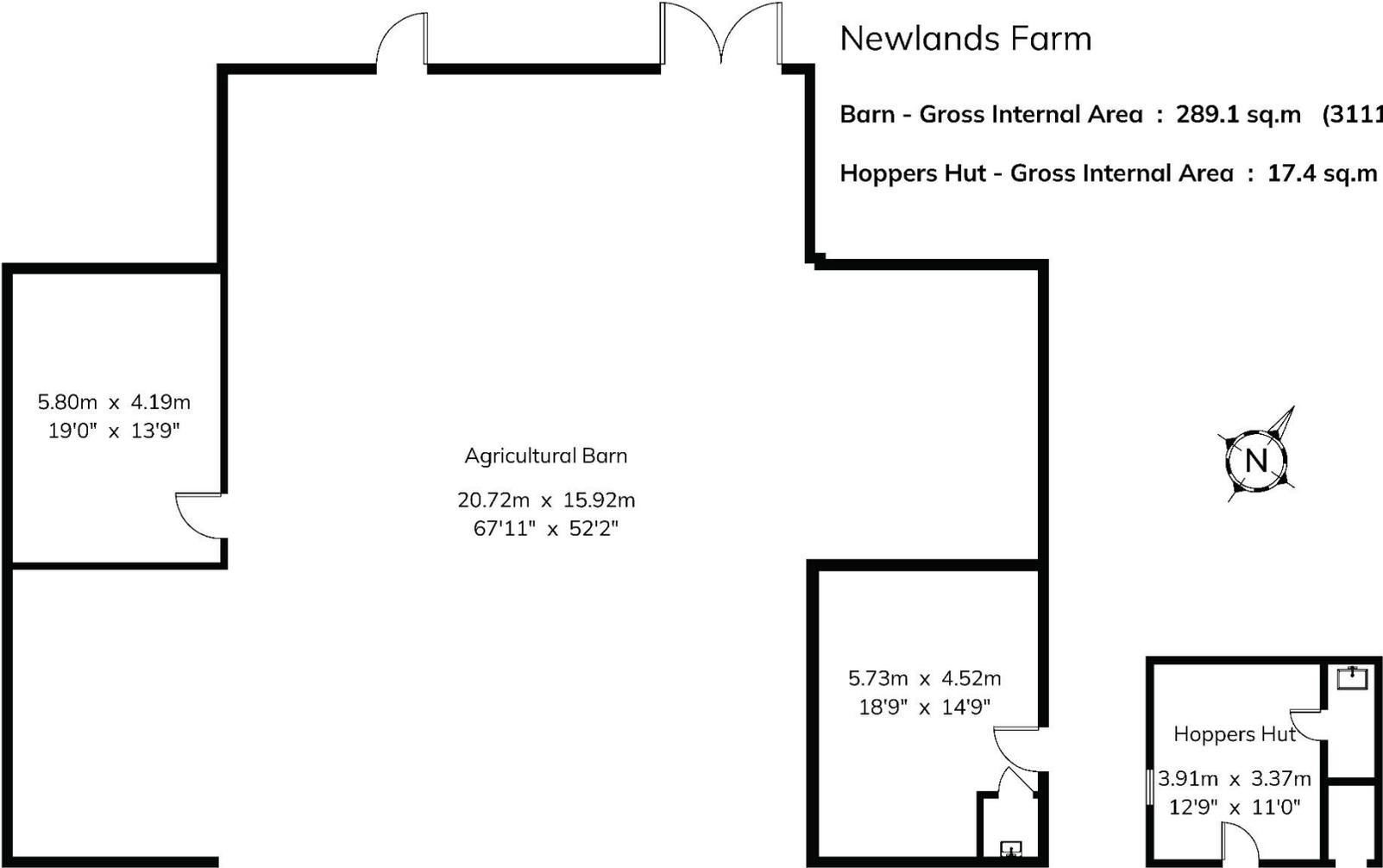


**BUILDINGS FLOOR PLANS**

Newlands Farm

Barn - Gross Internal Area : 289.1 sq.m (3111 sq.ft.)

Hoppers Hut - Gross Internal Area : 17.4 sq.m (187 sq.ft.)



For Identification Purposes Only.

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**BOUNDARY PLAN**



## SERVICES

The farm is connected to mains water through a private supply pipe that crosses the arable land at Newlands Farm. There is no electricity connected. **Please Note:** None of these services have been checked or tested and a quote for a three-phase electricity supply has been applied for.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available. It will be the purchaser's responsibility to erect a stock proof fence between points A, B, C & D within three months of completion. This boundary will be marked on the ground when viewing.

## METHOD OF SALE

The property is offered for sale by private treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

## TENURE

The property is registered under Land Registry title number K900991. Office Copy Entries and a Title Plan is available from the selling agents on request.

## PHOTOGRAPHS

The photographs within this brochure were taken in June 2025.

## LOCAL AUTHORITY

**Kent County Council,**  
Invicta House, County Hall  
Maidstone, Kent ME14 1XQ  
**Maidstone Borough Council**  
26 Lower Stone Street, Maidstone  
Kent ME15 6LX

## PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There are no footpaths crossing the property to be sold. The property benefits from a right of way for all times and all purposes subject to a fair proportion of maintenance costs over the access way coloured brown on the Boundary Plan. This access leads all the way to the Faversham Road to the south east. A copy of the original transfer is available from the agents on request.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

## ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

## AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings. **Please Note there will be No Overage.**

## VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact the Vendors sole agents on the attached details: -

### **BTF Partnership**

**Clockhouse Barn, Canterbury Road  
Challock, Ashford, Kent TN25 4BJ  
Tel: 01233 740077**

**Mob: 07799 846872 (Alex Cornwallis)  
Email: [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

## GUIDE PRICE

**OFFERS IN EXCESS OF £495,000**





Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ