



# 125

— YEARS OF —

**Lambert  
& Foster**



**WALNUT TREE BUILDINGS**  
OTTERDEN, FAVERSHAM, KENT ME13 0DB



**Lambert  
& Foster**

FAVERSHAM 7.1 MILES | LENHAM & RAILWAY STATION 5.4 MILES

## WALNUT TREE FARM BUILDINGS, OTTERDEN, FAVERSHAM, KENT ME13 0DB

A range of mainly portal frame buildings which have variously been adapted as residential dwellings (two paying council tax) together with specialist equestrian facilities including stabling and substantial indoor arena. Paddocks and land adjacent extending in all to some 4.43 acres/1.75 hectares.

GUIDE PRICE £695,000 FREEHOLD

For sale on behalf of the Executors of the Late Alva Evans



### SITUATION

Walnut Tree Buildings are located in the parish of Otterden, south west of the village of Eastling, high on the North Downs midway between the M20 and M2 motorways. The nearest town is Faversham with an excellent range of schools and social and recreational amenities, including a mainline railway station connecting to central London stations in about an hour. At Faversham there are convenient connections to the M2 with its onward connections to the M25 to the west and to channel ports to the east.

### HISTORY

Walnut Tree Buildings were the operational base of the late Alva Evans who was well known nationally for her horse drawn carriage business, which was based at the farm. Following her retirement in 2012, the property more recently has been used as a dressage and training centre.

## DESCRIPTION

Approached over a shared entrance with Walnut Tree House, which is being retained by the vendors, the buildings comprise a single range of mainly portal frame buildings, some of which have been adapted for use as a dwelling and for occupation. Referring to the illustrative floor plans, the buildings can briefly be described as follows:

**BUILDING 1:** A block of three stables of block construction with concrete floors (65 sq m).

**BUILDING 2:** Four stables under a timber lean-to with block and brick walls (50 sq m).

**BUILDING 3:** The horse wash room of box steel profile cladding beneath a flat roof externally clad with steel sheets (21 sq m).

**TAP ROOM:** Ground floor room of block construction with UPVC double doors and timber windows (16 sq m).

**BUILDING 4:** Six stables and a feed room within a steel portal frame building with block walls and concrete floor beneath a corrugated fibre cement sheeted roof linked to the hay store (142 sq m).

**BUILDING 5:** The hay store – a steel portal frame building with steel box profile elevations beneath a corrugated fibre cement sheeted roof with concrete floor. Secure roller shutter door to eastern elevation (115 sq m).

**THE INDOOR ARENA:** A seven bay indoor arena within a steel portal frame building with block and timber elevations beneath a pitched corrugated fibre cement and plastic sheeted roof (608 sq m).

**BUILDING 7:** Stable block of block construction beneath a monopitch corrugated plastic and fibre cement sheeted roof. Comprises six stables and a tack/feed room.

**POLE BARN:** Timber pole barn with steel box profile sheeting beneath a steel box profile sheeted roof (38 sq m).

Within the buildings, a number of dwellings have been created which form an integral part of the facilities. The individual dwellings are more particularly described below:

**DWELLING 1 (located in Building 1):** A ground floor flat of rendered block construction beneath a pitched and tiled roof with UPVC windows and sky lights. Timber sliding doors lead into an open plan kitchen, living room and dining area which has doors leading to three bedrooms and a bathroom. The internal floor area is 95 sq m.

**DWELLING 2 (located in Building 1):** This comprises a first floor flat of rendered block construction with weatherboarding features beneath a pitched corrugated fibre cement roof fitted with steel framed buildings. Metal stairs lead to a timber front door opening into an open plan kitchen and living room with door leading to double bedroom. Through bedroom to bathroom, WC and shower. Gross internal floor area 40 sq m.

**DWELLING 3 (located in Building 2):** A ground floor flat of rendered block and brick construction beneath a pitched and flat roof with UPVC windows and sky lights. Accommodation comprises entrance hallway with doors to kitchen, bathroom and WC and living room. From living room door to bedroom 1 and through bedroom 1 a further door to bedroom 2. Gross internal floor area 63 sq m.

**DWELLING 4 (located in Building 2):** A first floor flat of rendered block construction with weatherboarding features beneath a pitched roof of fibre cement construction with steel framed windows. Stairs lead to a front door opening to kitchen/living room area. Door leading to bedroom with a bathroom with WC off. Gross internal floor area 30 sq m.

**DWELLING 5:** A duplex of rendered block construction beneath a pitched tiled roof with timber casement windows. There is a separate entrance door via a private garden enclosed with timber fencing, the first floor accommodation partly extends over the stable block. It comprises ground floor sitting room, stairs left to bedrooms 3 and 4, stairs right to bedrooms 1 and 2. Family bathroom and kitchen. This property has oil fired central heating.

## PLANNING

Please see Data Pack, which is available on request.

# Walnut Tree House, Otterden, Faversham, ME13 0DB

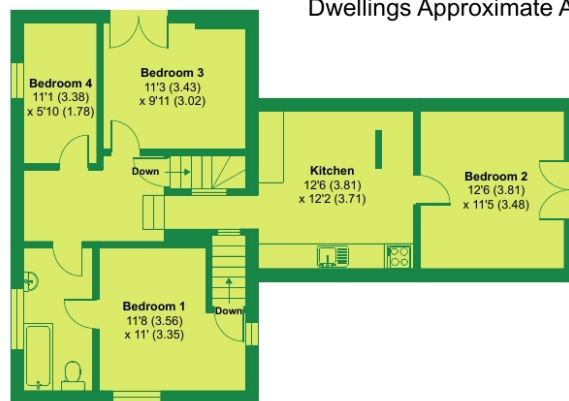
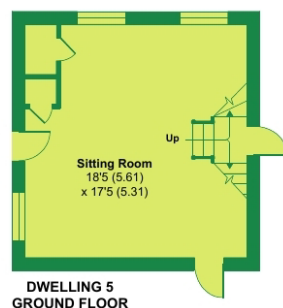
Dwellings Approximate Area = 3521 sq ft / 327.1 sq m (excludes open store)

Limited Use Area(s) = 20 sq ft / 1.8 sq m

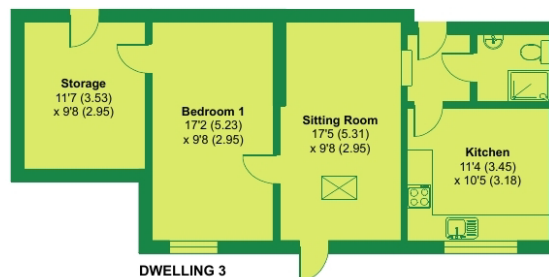
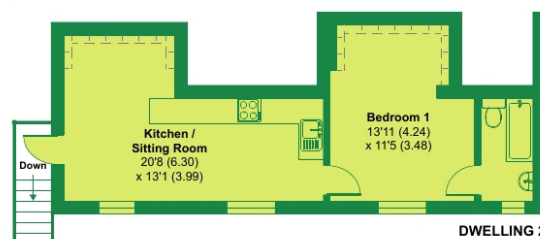
Outbuildings = 6933 sq ft / 644.1 sq m

Total = 10474 sq ft / 973 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.  
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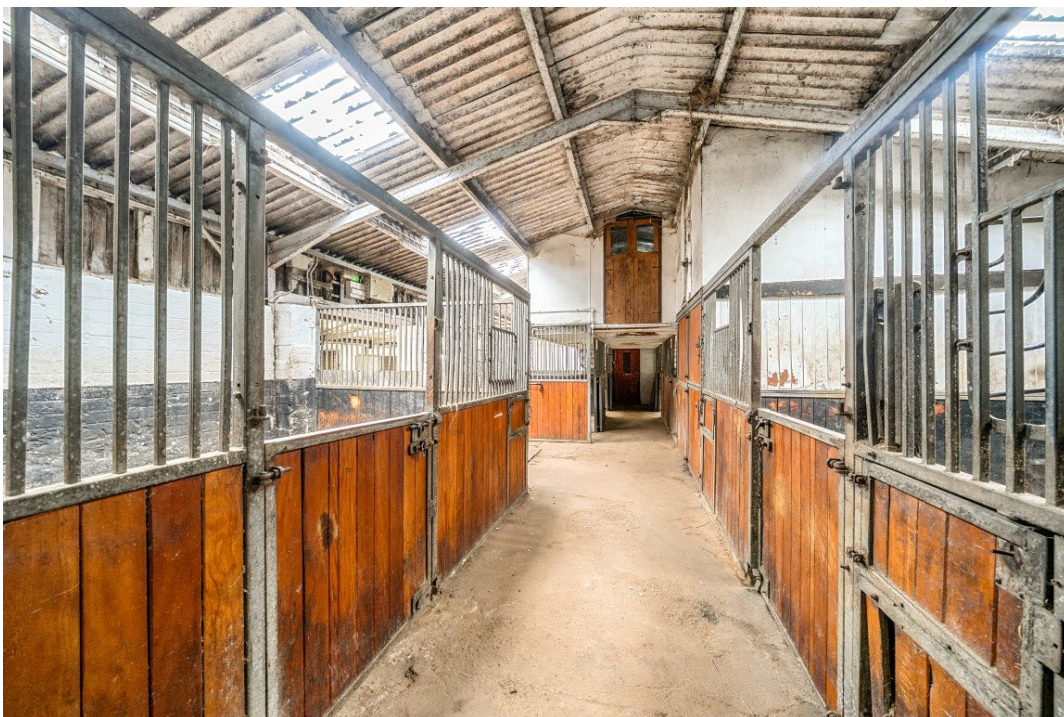
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Lambert and Foster Ltd. REF: 1295275



**VIEWING:** By appointment only. **Paddock Wood Office:** 01892 832325. Option 3.

**WHAT3WORDS:** ///trains.adopt.startles

**TENURE:** Freehold

**SERVICES & UTILITIES:**

**Mains electricity and water connected.**

**Sewerage:** Private drainage

**BROADBAND & MOBILE COVERAGE:**

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

**LOCAL AUTHORITY:** [www.maidstone.gov.uk](http://www.maidstone.gov.uk)

**COUNCIL TAX:** Band A **EPC:** Dwelling 2: D

**DATA PACK:** Available on request.

**FLOOD & EROSION RISK: Property flood history:** None **Rivers and the sea:**

None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit [flood-map-for-planning.service.gov.uk](http://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.

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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.





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Weald Office, 39 High Street  
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