



**SOLDIERS FIELD**  
BUCKHOLE FARM ROAD, HIGH HALSTOW, ROCHESTER, KENT  
ME3 8SE



**Lambert  
& Foster**

HOO 3 MILES | STROOD 6.6 MILES | HIGH HALSTOW 2 MILES

## **SOLDIERS FIELD, BUCKHOLE FARM ROAD, HIGH HALSTOW, ROCHESTER, KENT ME3 8SE**

A conveniently located equestrian smallholding comprising a stable yard and further outbuildings, together with land extending in all to some 4.21 acres (1.70 hectares), located on the outskirts of High Halstow in Rochester.

**GUIDE PRICE £150,000 FREEHOLD**



### **DESCRIPTION**

Soldiers Field comprises a versatile equestrian smallholding with land extending in all to some 4.21 acres (1.70 hectares).

The yard is located in the northwestern corner of the land and comprises a range of timber frame stable blocks with capacity for stabling at least 5 horses, together with a hay store/tack room. One of the stables has been converted as a mess/wash room with shower. On the opposite side of the yard is a Passmores twin span timber frame garage with two double fronted doors, currently used as a workshop - this was installed in 2019 and is in good condition.

### **DIRECTIONS**

The land gently climbs up to the east and is split into a number of paddocks rotated for grazing purposes. There are two further field shelters situated within the fields, with a contraption allowing grazing rotation between two paddocks without the need for multiple field shelters. The land is surrounded by further agricultural land, as well as Buckhole Farmhouse to the immediate west.

### **ACCESS**

Access to Soldiers Field is via a right of way/easement along Buckhole Farm Road.

## Location Plan

For identification purposes only.



**VIEWING:** Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact Will Jex for more information.

**METHOD OF SALE:** The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers, in the event that significant interest is received.

**WHAT3WORDS:** Using the free What3Words app, the gated entrance to the property can be located at ///bound.pockets.paddocks

**TENURE:** The land is offered freehold with vacant possession on completion.

**SERVICES & UTILITIES:** Mains water is connected to the yard and the various paddocks, and there is a solar array providing electricity which will be included as part of a sale. Prospective purchasers should rely on their own enquiries, with regards to local availability of any further service connections.

**LOCAL AUTHORITY:** Medway Council of Gun Wharf, Dock Road, Chatham ME4 4TR (Tel 01634 306000)

**FLOOD & EROSION RISK:** The property is situated within Flood Zone 1, an area with low risk of flooding.

(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.

**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.



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