



LAND LYING TO THE NORTH OF WATLING STRET  
ROCHESTER, KENT ME2 3QL



**Lambert  
& Foster**

ROCHESTER RAILWAY STATION 1.5 MILES | STROOD HIGH STREET 0.6 | M2 (JUNCTION 2) 2.8 MILES

### LAND LYING TO THE NORTH OF WATLING STREET, ROCHESTER, KENT ME2 3QL

An overgrown parcel of land extending in all to some 0.35 acres (0.14 hectares), located in Strood, Rochester. The land is accessible on foot only.

GUIDE PRICE £30,000 FREEHOLD

**DESCRIPTION:** The land to the north of Watling Street comprises an overgrown parcel of land formerly used as an extended garden and allotment, and is designated as Traditional Orchard. The land has not been used for a number of years and is now very overgrown. It extends in all to some 0.35 acres (0.14 hectares) and comprises HM Land Registry title numbers K270759 & K348268, located in Strood, Rochester.

The land is accessible on foot only, via a footpath situated to the rear of Dean Road. Located a short distance from the land is the Medway Towns, which benefit from an extensive range of amenities. It is located close by to a number of public highways, despite the pedestrian access only.

The land is subject to historic restrictive covenants from a 1946 Transfer, details of which are available on request.

**METHOD OF SALE:** For sale by Private Treaty. For any queries, please contact the selling agent.

**DIRECTIONS:** From Rochester Railway Station, head northwest along High Street road, crossing the River Medway. Continue along this road for 1.4 miles, before turning right onto the gravel track which leads to Dean Road. Once on Dean Road, the footpath leading to the land is located behind the block of private garages. Follow the footpath behind the garages, and after the left turning, continue along the footpath for a further 50m and the land will be located on the left-hand side.

**LOCAL AUTHORITY:** Medway District Council (01634 306000) - Gun Wharf, Dock Rd, Chatham ME4 4TR.

**VIEWING:** At any reasonable time during daylight hours. Contact Will Jex for more information. Paddock Wood Office 01892 832325 (Option 3)

**WHAT3WORDS:** The land fronts the public footpath on its northern boundary, and can be located at [///called.spill.long](#).

**TENURE:** Freehold with vacant possession.

**SERVICES & UTILITIES:** The property is not connected to any services. Purchasers should rely on their own enquiries as to the availability of local services.

**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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