



125

— YEARS OF —

**Lambert
& Foster**



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



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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.
For Sale by Informal Tender – Closing Date for Offers – Noon Wednesday 4th February 2026.

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.

METHOD OF SALE: The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 4th February 2026 using the attached form. 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 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 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.



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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