



**THE PUMPHOUSE
FOX LANE
OVERSLAND
FAVERSHAM
KENT
ME13 9PG**

**FORMER FARM BUILDING WITH POTENTIAL
AND LAPSED PLANNING**

LOCATION

The Property is situated off Fox Lane which is located within a rural position within the hamlet of Oversland and only 1.3 miles to the north-east of the village of Selling. The market town of Faversham is located 5 miles to the north-west. Access to the M2 is available at Junction 7 Brenley Roundabout which is located 2.3 miles away, whilst rail services are accessible at Selling Station within a 10 minute walk.

Please see the Location Plan overleaf for further information in relation to the property and its surrounding towns and villages.

DESCRIPTION

Offered for sale is a former agricultural pumphouse, which previously pumped housed the irrigation pumps for the adjacent orchards. The building sits within a plot amounting to 0.27 acres (0.11 hectares) with the building comprising a single storey steel framed 'Croggon' building. The Pumphouse is enclosed by blockwork beneath a pitched fibre cement sheet roof. The building has a further 'lean-to' extension, again enclosed by blockwork. The building sits within a good sized plot which is fully enclosed by post and rail stock proof fencing.

A small stream runs along the rear boundary of the property, whilst a redundant water irrigation tank sites adjacent to the pumphouse.

Please see the Boundary Plan opposite identifying the land outlined in red.

TENURE

The Property is offered freehold with vacant possession available on completion.

ACCESS

The Property is accessed off Fox Lane which runs along the northern boundary. Access is taken off a private driveway over which the property benefits from an unrestricted right of way.

METHOD OF SALE

The property is offered for sale as a whole. The vendor will not be bound to accept the highest or indeed any offer and reserves the right to sell the land via auction or tender at a later date.

WHAT 3 WORDS

///eats.ascendant.such

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2026.

CLIENT IDENTIFICATION

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

VIEWINGS

During daylight hours only with particulars in hand. Interested parties are asked to be respectful of neighbours and not to block the private driveway. The vendors and their agent do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all the boundaries as shown on the Boundary Plan opposite and from the Land Registry documentation available. Office Copy Entries and Title Plans are available from the selling agent on request.

AGENT'S NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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.

PLANNING

The Property has lapsed planning permission for its' conversion to a Holiday Let Unit under planning reference SW/04/1606.

The property is also considered to have potential for conversion to Residential Use under Schedule 2 Part 3 Class Q of the General Permitted Development Order. Prospective purchasers are encouraged to seek their own advice in respect to planning potential.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

GUIDE PRICE : £125,000

CONTACT

If you would like to view the property, please contact **Harry Kenton**

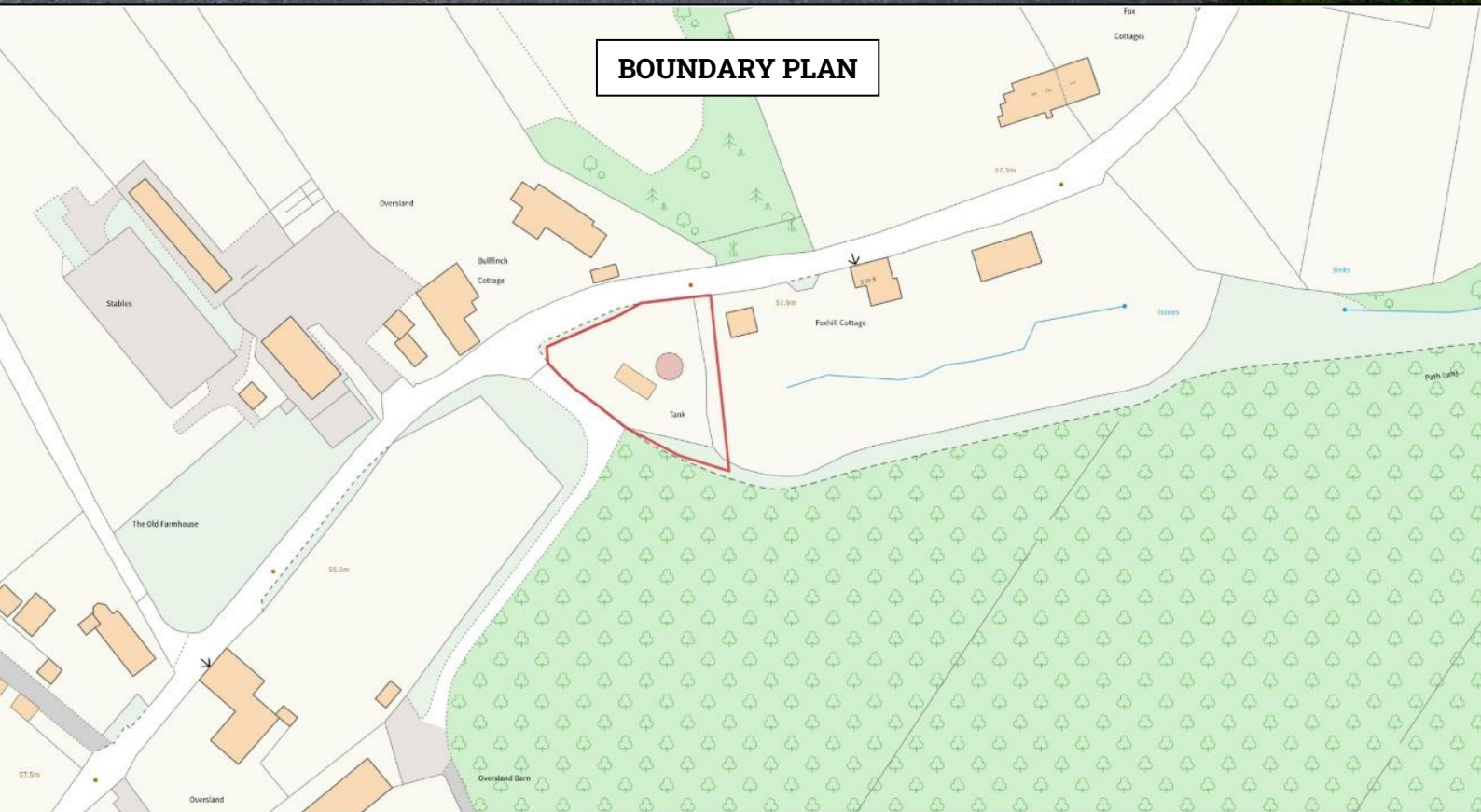
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