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Farms and Land

Land at Newlands Farm

Newlands Lane,
Ramsgate, Kent CT12 6RH

An opportunity to purchase a productive block of Grade I/II arable land located on the urban fringes of Ramsgate and Broadstairs.

Vacant possession available from 23rd June 2030.

For sale as a whole.

About 34.5 acres.

Guide Price: £350,000 - £375,000

Communications

Ramsgate – 2.0 miles

Broadstairs – 1.7 miles

Dumpton Park Station – 1.7 miles

Canterbury – 19.3 miles

Situation

The property is situated on the urban fringes of Ramsgate and Broadstairs in the Isle of Thanet. Ramsgate is a port town located approximately 6 miles south of Ramsgate and 18 miles north-east of Canterbury. The land is accessed from Newlands Lane. Access to the A299 Thanet Way linking to the M2 motorway 8.5 miles.

Background

The land is being sold on behalf of the Joint Administrators of Corporation of St. Lawrence College (The)





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Description

A block of productive arable land, classified as Grade I and II, and suitable for growing a range of crops. Historically the land has been used for growing potatoes. The land is level and the boundaries are mostly defined.

The land will benefit from a private right of way granted from Newlands Lane which is accessed from Pysons Road.

Tenure and Possession.

The land is held freehold and is sold subject to a Farm Business Tenancy Agreement.

The Farm Business Tenancy Agreement fixed term ends on the 23 June 2030 and is at a peppercorn rent. A copy of the tenancy agreement is available on request.

Overage

The Property is sold subject to an existing overage for a period of 80 years from the 17 May 2005 (60 years remaining). The overage payment is due on a relevant disposal or the implementation of planning permission for development (excluding agricultural or education uses). The overage payment is equal to 35% of the Enhanced Value of the land subject to the relevant planning permission.

Land Grade and Soils

The land is classified as mainly Grade I and Grade II and as mainly Soilscape 5 and Soilscape 6 on the LandIS Map

<https://www.landis.org.uk/soilscales/>

Footpaths

There is 1 footpath affecting the land as follows:

a) Footpath (KT/TR/2) runs along the bottom of the northernmost parcel

For further details visit:

<https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx>

Local Authority and Planning

Planning enquiries should be directed to Thanet District Council.

thanet.gov.uk

The land is situated within the Green Wedge.

Services/Additional Information

No known services are connected to the land.

Health and Safety

Prospective purchasers must have regard for their own safety whilst viewing. Neither the sellers nor Hobbs Parker Estate Agents, or Sanderson Weatherall LLP accept any responsibility for any accident or injury as a result of viewing the property.

Acresage, Plans & Boundaries

The plan on these sales particulars and the acreages quoted are strictly for identification and guidance only. The boundaries shown on the plans in these particulars have been prepared by reference to digital Ordnance Survey data.

The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s, and they must satisfy themselves as to the boundaries and the quantity of land being purchased. Any error or mistake shall not annul the sale or entitle any party to compensation thereof.

Viewings

Viewings are to take place on an unaccompanied basis during day light hours, but these are strictly by appointment through Hobbs Parker Property Consultants LLP.

Viewers are asked to contact us at

consultants@hobbsparker.co.uk

or on 01233 506201 (contact: Matthew Sawdon/ Anna Coombs) with their full address, contact details & vehicle & registration number informing us of when you would like to view.

Directions

Postcode: CT12 6RH

What3Words: ///poker.cool.tools



Produced on Land App, Jun 4, 2026.
© Stadia Maps © OpenMapTiles © OpenStreetMap © CNES, Distribution Airbus DS, © Airbus DS, © PlanetOpenView (Contains Copernicus Data)

100 m
Scale 1:4000 (at A4)
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Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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