



## Newlands Farm

Newlands Lane, Ramsgate, Kent CT12 6RH

An opportunity to purchase a farmstead on the urban fringes of Ramsgate and Broadstairs and comprising a modern detached 5-bedroom farmhouse and significant traditional barns and outbuildings with conversion potential together with pasture and woodland offered for sale as a whole or in two separate lots.

Freehold – Council tax Band E

For sale as a whole or in two separate lots by Private Treaty. About 8.3 acres.

### Guide Prices:

#### As a Whole

**£675,000- £750,000 (colored red and blue)**

#### Lot 1 - Newlands Farmhouse

A modern detached five-bedroom dwelling within established gardens and a number of outbuildings on a plot size of about 1.50 acres.

**Guide Price £425,000-£450,000 (coloured red)**

#### Lot 2 - Newlands Farm Buildings

A range of mainly traditional farm buildings arranged around an extensive yard area and paddock extending to about 6.80 acres.

**Guide Price £250,000 - £300,000 (coloured blue)**

### Accommodation Summary

**Farmhouse:** Boot Room/Utility, Kitchen, Family Room, Cloakroom, Sitting Room, Dining Room, Office, Five Double Bedrooms, Family Bathroom.

**Buildings:** Large Flint Barn, Kent Barn (Reconstructed), Granary, Hop Shed, Traditional Stores, Outbuildings and Kennels





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

### Method of Sale

The farm is offered for sale by Private Treaty with offers invited for the whole or individual lots. In the event of competing offers, interested parties may be asked to submit their "best and final" offer or offers. The seller also reserves the right to offer the land by Informal Tender or Auction if the need arises.

### Lot 1 - Newlands Farmhouse

A modern detached five-bedroom dwelling within established gardens on a plot size of about 1.50 acres. The internal accommodation is spacious extending to about 2120 sq ft and is well presented; however, elements do require minor updating.

In addition there are a collection of stores, kennels and a traditional stable situated at the rear of the dwelling.

Lot 1 will be accessed via a private right of way granted through the yard.

### Lot 2 - Newlands Farm Buildings

A range of mainly traditional farm buildings arranged around an extensive yard area with a total footprint of about 18,000 ft<sup>2</sup>.

- Kent Barn (partially re-constructed), about 20.3m x 11.7m. Flint elevations under a clay tiled roof. Timber access doors.

- Flint Barn, about 36.9m x 9.8m.

A substantial flint barn with brick Kiln/extension under a slate roof accessed via a set of double sliding doors. Open to eaves internally with impressive beam structure. Stairs to mezzanine floor.

- Granary, about 5.5m x 4.4m. A traditional timber frame and clad granary on Staddle Stones under a tile roof.

- Monopitch Barn, about 21.8m x 5.7m. Concrete block and metal frame construction. Asbestos cladding.

- Barn, about 18.4m x 18.3m. Modern construction, concrete portal frame and concrete block. Concrete floor. Solar panels mounted to roof.

- Hop Shed, about 12.4m x 11.2m. Now redundant. Timber and steel frame, tin clad.

The land comprises a mixture of pasture land laid to grazing paddocks and small areas of woodland surrounding the farm yard.

### Additional Land

A separate block of arable land extending to about 34.5 acres is also available. Further details 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.

### Tenure and Possession.

The land is sold freehold with vacant possession on completion.

### 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 footpaths affecting the land as follows:

- a) Footpath (KT/TR/6) runs along the western boundary of the property. 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](http://thanet.gov.uk)).

The property is situated within the Green Wedge.

The traditional farm buildings are unlisted and are considered to have potential for conversion.

### Services/Additional information.

Main water, electricity and private drainage (assumed cesspit). Electric heating to farmhouse.

There are solar panels mounted on the roof of the modern barn.

- Broadband: Ultrafast available • Mobile: 5G signal – EE, O2
- Flood Risk: Very Low.

### Health and Safety

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

### Acreage, 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.

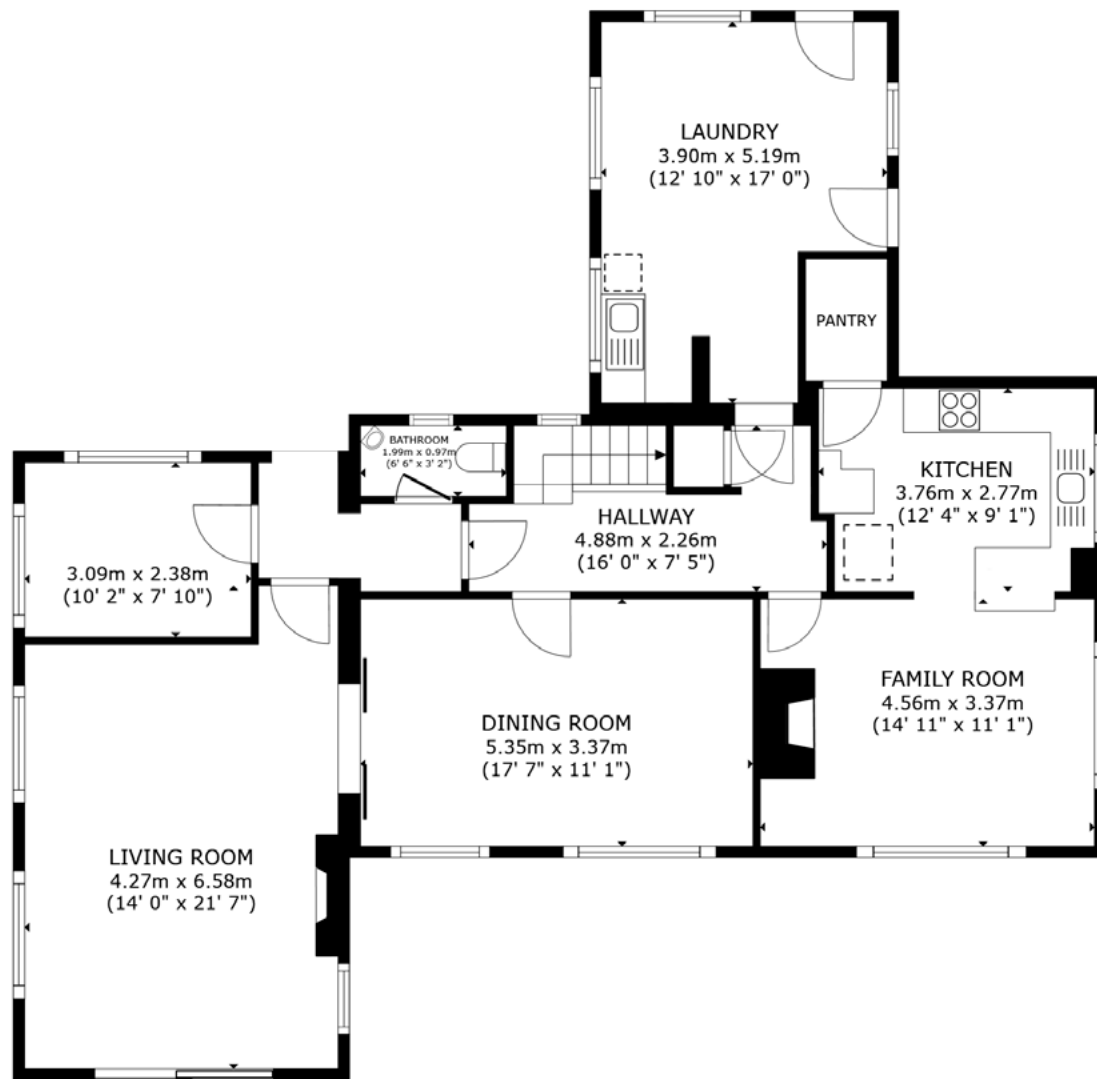
### Viewings

Strictly by appointment through Hobbs Parker Property Consultants LLP (Matthew Sawdon/Anna Coombs) at our Ashford offices on 01233 506201.

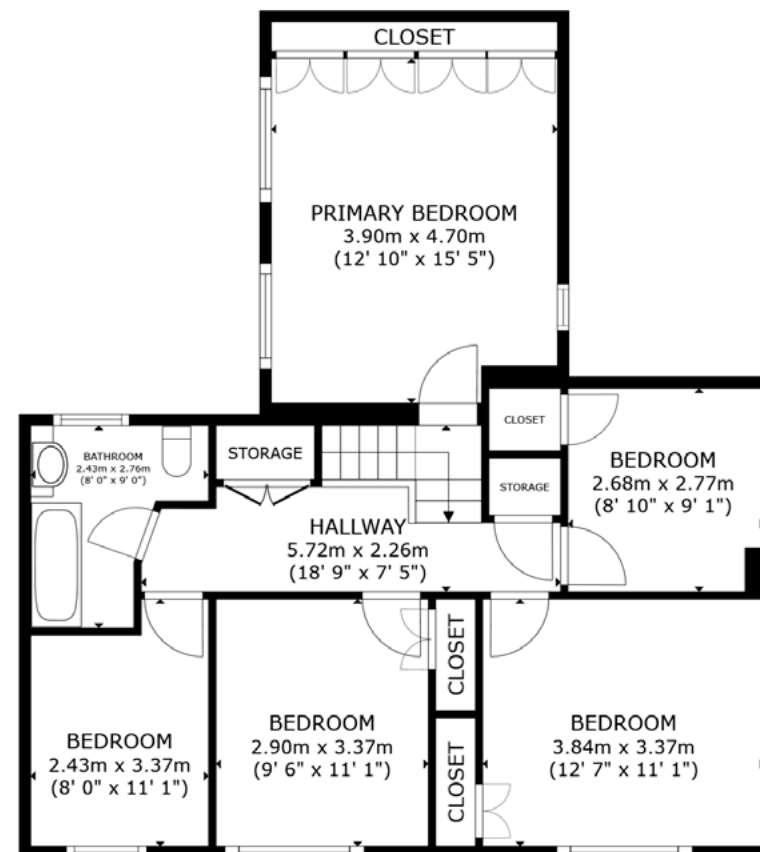
### Directions

**Postcode:** CT12 6RH

**What3Words:** ///poker.cool.tools (access)

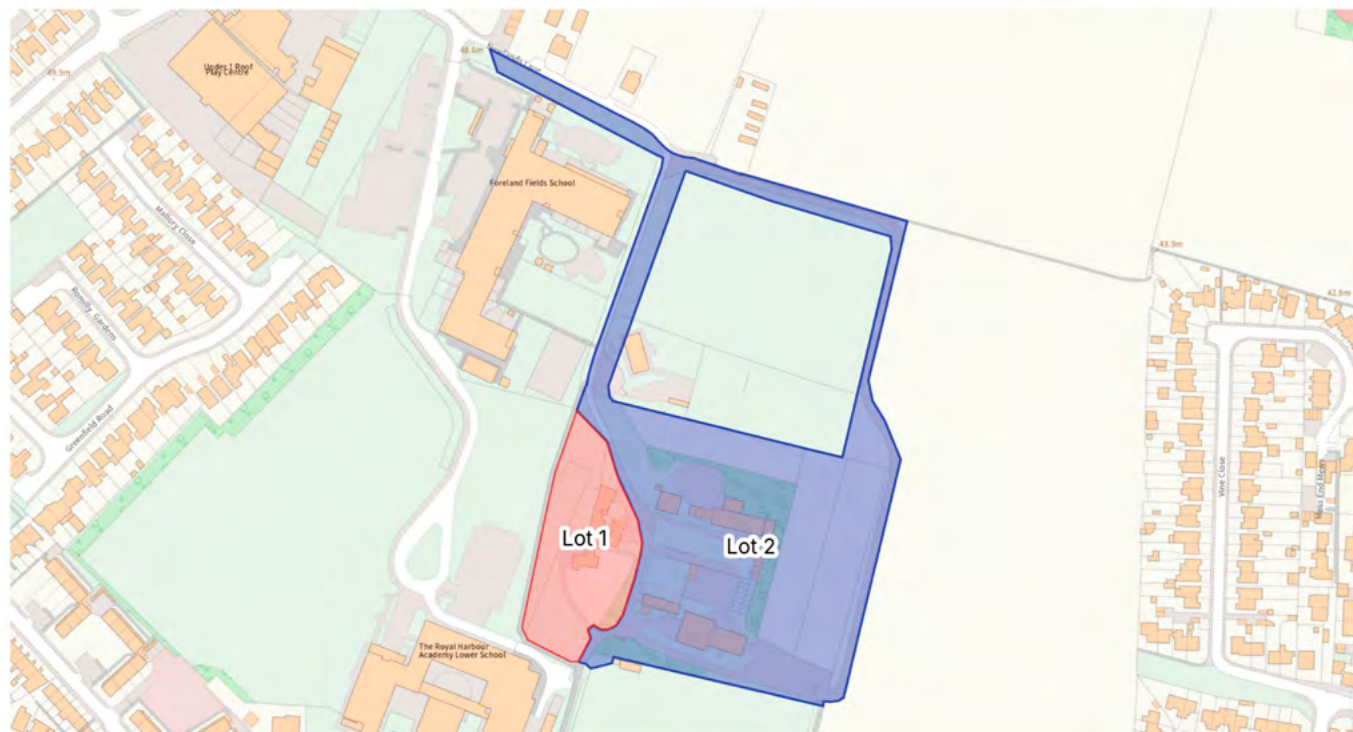


FLOOR 1

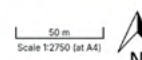


FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 117.0 m<sup>2</sup> (1,260 sq.ft.) FLOOR 2 80.2 m<sup>2</sup> (864 sq.ft.)  
 TOTAL : 197.3 m<sup>2</sup> (2,123 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## 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.

## 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.

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.

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