

Our Ref: AC/R0060.3

Date as Postmarked

Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
T 01233 740077
www.btfpartnership.co.uk

Dear Sir / Madam

LAND ON THE LENHAM ROAD, HEADCORN, ASHFORD, KENT TN27 9LG

We are delighted to enclose the Property Particulars for the sale of Land on the Lenham Road.

Instructions have been received to offer the property for sale as Lot 1 only or As a Whole (Lots 1 & 2) by Contractual Tender with a closing date of Tuesday 12th April 2022 at 12 noon. The property is offered for sale as follows: -

Lot 1	-	10.34 acres	-	Guide Price: £150,000
As a Whole	-	20.09 acre	-	Guide Price: £275,000

Please note that Lot 2 is not being offered as an individual Lot in its own right.

A Data Room has been set up by the Vendors Solicitor and access to this Data Room that holds all the necessary documentation including Contract, Legal Pack and searches is available on request from Alex Cornwallis on the details below.

If you would like to organise a viewing, you require anything further or would like access to the Data Room, please do not hesitate to contact me.

Yours faithfully,



ALEX CORNWALLIS MRICS

Email: alex.cornwallis@btfpartnership.co.uk
Mobile: 07799 846872

Encs:



Land & Property Experts

Lot 2

Lot 1

LAND ON THE LENHAM ROAD
HEADCORN · ASHFORD · KENT TN27 9LG

LAND ON THE LENHAM ROAD HEADCORN ASHFORD KENT TN27 9LG

Headcorn	-	1 mile
Sutton Valence	-	3 miles
Lenham	-	5 miles
Maidstone	-	10 miles
Ashford	-	11 miles

Three parcels of well fenced and hedged agricultural land to the north-west of the Lenham Road with a gated access track in a sought-after rural location.

- Three parcels of Grade III agricultural Land available as a whole or just Lot 1 on its own.
- **Lot 1 – 10.34 acres.**
- **Lot 2 – 9.75 acres.**
- **As a Whole – 20.09 acres**

Please Note: The property is offered for sale as Lot 1 in its own right or As a Whole including Lot 2 extending to approximately 20.09 acres.

FOR SALE BY CONTRACTUAL TENDER

Closing Date: Tuesday 12th April 2022 at 12 noon

GUIDE PRICES: -

Lot 1 - £150,000 / As a Whole - £275,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership

Canterbury Road

Challock, Ashford, Kent TN25 4BJ

01233 740077 / challock@btfpartnership.co.uk

LOCATION

The Land on the Lenham Road is situated just to the north-west of the Lenham Road that runs between the villages of Headcorn and Lenham in an area of Kent known as the Low Weald. Headcorn is situated approximately 1 mile south-west and has a good range of facilities and amenities along with national rail links to London if required. The larger towns of Maidstone and Ashford are both within a 12-mile radius and can provide a more comprehensive range of facilities, amenities and schooling, along with links to the national rail network at Maidstone, international rail network at Ashford and the national motorway network via the M20 or M2 at Maidstone and the M20 at Ashford.

Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

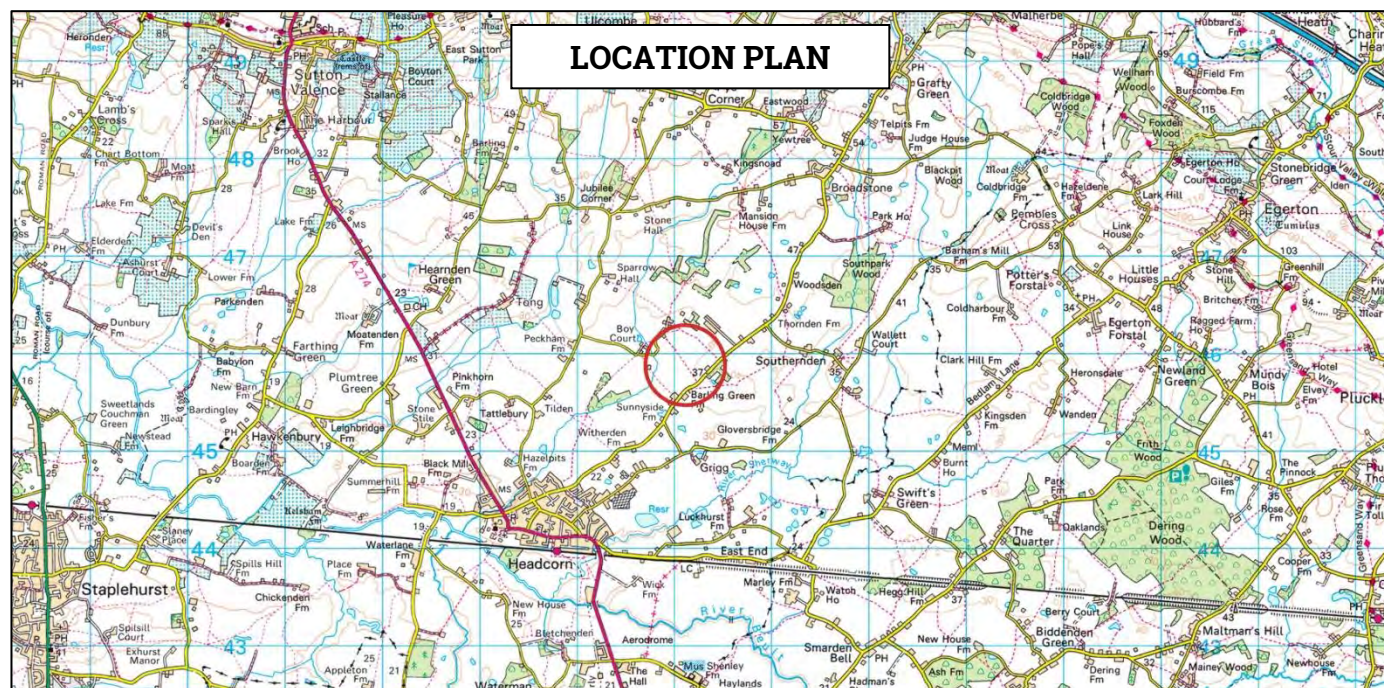
DIRECTIONS

From the centre of Headcorn, take the main road out exiting north towards Sutton Valence. On the way out of Headcorn at the traffic lights, turn right onto the Lenham Road. Follow this road for approximately 1.5 miles and the access into the land is on your left via a gated access set back from the road.

From the centre of Lenham, head south along the High Street and follow the road through Sandway, Platt's Heath, Liverton Street and continue south through Grafty Green. When you get to the Who'd Have Thought It pub, follow the road for a further 2 miles and the access into the land is on your right.

WHAT 3 WORDS

amphibian.ballparks.rebounder



GENERAL DESCRIPTION

The Land on the Lenham Road is classified as Grade III on the Agricultural Land Classification Plan for England & Wales and is all currently grass land. There are two individual parcels comprising Lot 1 (10.34 acres) both are well fenced and hedged. Lot 2 (9.75 acres) is a single field parcel and is situated to the west of Lot 1. This Lot is available only in addition to Lot 1 creating a total area off 20.09 acres. The land all has a Wealden Clay soil type that is well renowned for this part of the Weald of Kent. It has been cut for hay for many years and Lot 2 was arable in its own right prior to the purchase by the vendor many years ago. The Basic Payment was claimed on part of the land in May 2021 and the land was recently submitted in the Sustainable Farm Incentive Pilot 2021 but is now in the process of being removed. Basic Payment Entitlements are available from the vendor by separate negotiation.



BOUNDARY PLAN



Produced on Feb 15, 2022.
© Crown copyright and database right 2022 (licence number 100059532)

50 m
Scale 1:2500 (at A3)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

NATURAL CAPITAL

It is considered that the land could offer potential for Off-Site Bio-Diversity Net Gain for developers being located within the Maidstone Borough Council district.

SERVICES

The property is not connected to any services. We believe that mains services run along the Lenham Road. This has not been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

The boundary along the western side of the track along points A, B & C has been pegged out on the ground with markers with yellow tops. It should be noted that any prospective purchaser will be responsible for erecting a stock proof fence between points **A & B** if Lot 1 is purchased and **A, B & C** if they are to purchase the entirety of the property within 3 months of completion.

The property is registered under Land Registry Title Nos: K402480 & K402481. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request or on the Data Room.

ACCESS

Access is directly off the Lenham Road to the south, through a gated entrance. As far as we are aware, the property adjoins the public highway. A Highways Search has been undertaken and is available on the Data Room.

SPORTING RIGHTS

Sporting rights are in hand and will pass with the sale of the freehold.

TOWN & COUNTRY PLANNING

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy himself with the provision of any such matter effecting the property.

METHOD OF SALE

The property is offered for sale by Contractual Tender as Lot 1 individually or As a Whole (Lots 1 & 2) with a closing date of Tuesday 12th April 2022 at 12 noon. The vendor reserves the right to take the property to auction at a later date if required and reserves the right not to accept any offer.

The vendor has confirmed that vacant possession will be available on completion. Any intending purchaser will require access to the Data Room which holds a copy of the Contract, Legal Pack and instructions to tendering and any request to this Data Room should be made to alex.cornwallis@btffpartnership.co.uk.

VENDOR'S SOLICITOR

Andrew Doinik - Hallett & Co Solicitors, 11 Bank Street, Ashford, Kent TN23 1DA. Email: aad@hallettandco.co.uk

LOCAL AUTHORITY

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

PLANS

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** there is a public footpath running through the centre of the property. A Footpath Plan is on the Data Room and available on request from the Selling Agents.

PHOTOGRAPHS

The photographs within these particulars were taken in February 2022.

PURCHASER IDENTIFICATION

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

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

Lot 1	-	10.34 acres
Lot 2	-	9.75 acres
As a Whole	-	20.09 acres

AGENT'S NOTE

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

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

BTF Partnership, Canterbury Road, Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: challock@btffpartnership.co.uk

Reference: AC/R0060.3

GUIDE PRICES

Lot 1 - £150,000

As a Whole (Lots 1 & 2) - £275,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ