



Land & Property Experts



**LITTLE PRESTON FIELD  
AYLESFORD · MAIDSTONE · KENT ME20 7AJ**



# LITTLE PRESTON FIELD AYLESFORD MAIDSTONE KENT ME20 7AJ

<i>Aylesford</i>	- 0.5 miles
<i>Maidstone</i>	- 4 miles
<i>East Malling</i>	- 4 miles
<i>Ashford</i>	- 22 miles

**A parcel of arable ground situated on the outskirts of the village of Aylesford, with frontage to the River Medway. 42.35 Habitat Units have been identified onsite, along with 8.97 Hedgerow Units.**

- 38.18 acres of Grade II & III arable land.
- The land is considered to have BNG opportunities, and a Baseline Assessment has been undertaken.
- Large enclosure suitable for modern arable farming and very little wastage.
- Access over a right of way and adjoins the River Medway.

**OFFERS IN EXCESS OF: - £450,000**

**VIEWING: - Strictly by arrangement via the sole agents**

**BTF Partnership  
Canterbury Road  
Challock, Ashford  
Kent TN25 4BJ  
01233 740077 / challock@btfpartnership.co.uk**

## LOCATION

The land is situated approximately 0.5 miles from the village of Aylesford and 4 miles north west of Maidstone. The M20 at the Aylesford Interchange (Junction 5) is approximately 0.5 miles to the west with communication links to the M25 in the west and the Channel Tunnel to the east. There are main line train stations at Aylesford, East Malling and Maidstone.

## DIRECTIONS

For the pedestrian access, from Aylesford village, head east on High Street before turning right onto Station Road. Take the first left hand turn after crossing the bridge over the river but before Medway Court, where you can park and walk along the byway to the property.

For the vehicular access from Aylesford village, head east on High Street before turning right onto Station Road. Follow for 0.5 miles before taking the left fork onto Hall Road, continue until reaching A20. Turn left and continue to the roundabout, take the first exit, then the second exit of the following roundabout, continue on Coldharbour Lane and Frank Sando Way. Follow the road all the way down where there will be a track to follow to the property. Please see the Boundary Plan for more information on the access.

## WHAT 3 WORDS

Vehicular access - ///behaving.callers.divisible

Foot access - ///forwarded.pushover.genius



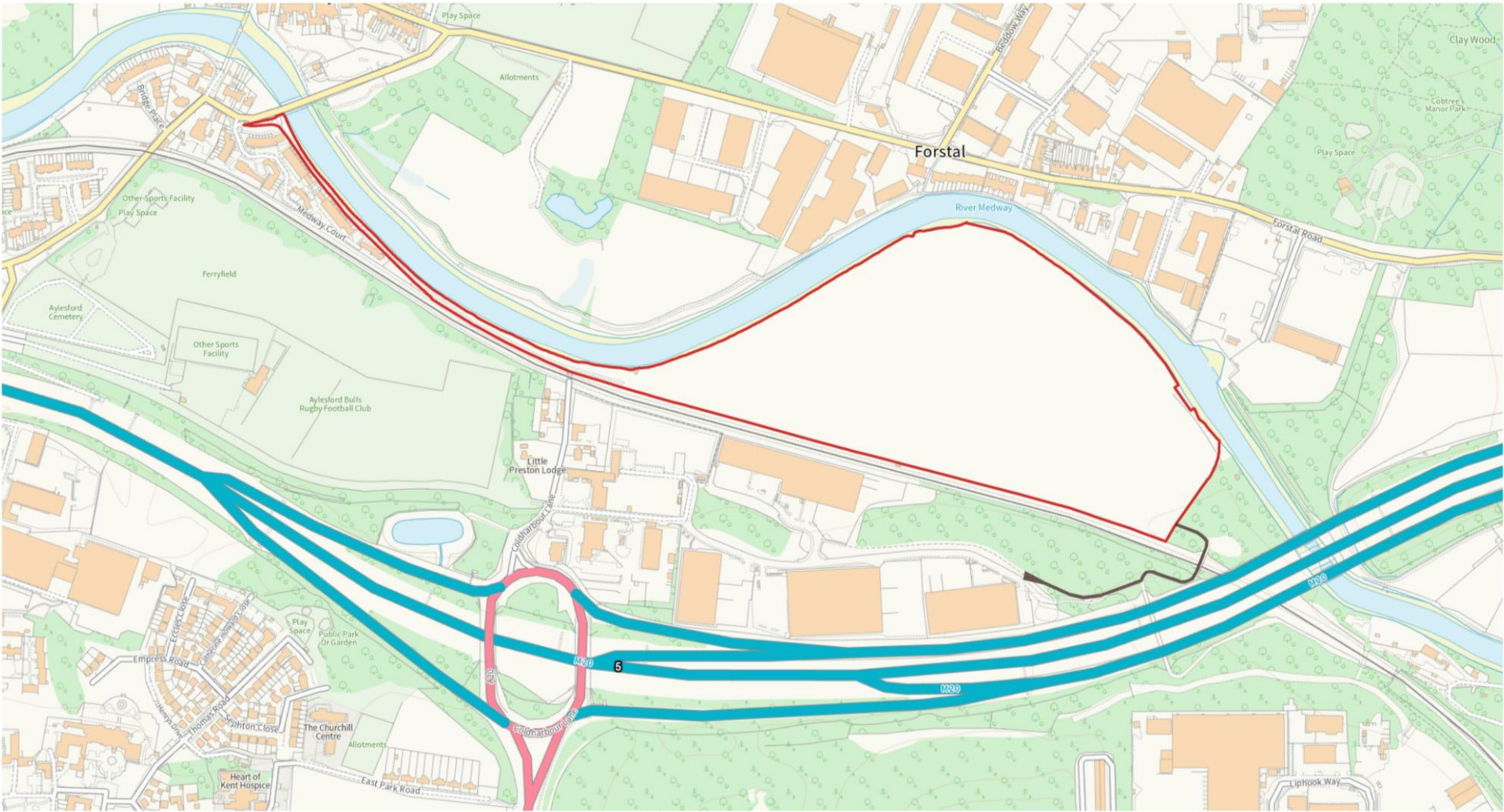




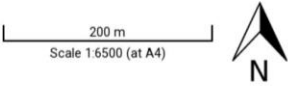




**BOUNDARY PLAN**



Produced on Land App, Jul 4, 2025.  
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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.











### **ACREAGES**

The land extends to approximately 38.18 acres. These acreages are taken from Land App for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

### **SERVICES**

No services are connected to the property.

### **SPORTING RIGHTS**

The Sporting Rights are in hand and pass with the sale of the Freehold.

### **NATURE BASED SOLUTIONS**

It is considered that the land offers Natural Capital opportunities with scope under the Environmental Land Management system and of other nature-based solutions including a possible BNG management plan. **Please Note:** A Biodiversity Net Gain Baseline Assessment has been undertaken and is available from the Selling Agents.

### **ACCESS**

Vehicular access is available over a right of way from the Frank Sando Way and pedestrian access can be gained from the Station Road from the west.

### **PUBLIC RIGHTS OF WAY**

There is a restricted byway passing along the foot access, from the land before turning off across the level crossing. A right of way plan can be provided from the agents upon request. **Please Note:** A Section 31(6) Highways Deposit has been obtained from Kent County Council confirming the rights of way across the property, this is available from the selling agents upon request.

### **CURRENT FARMING**

The land is currently planted with Oats. More information on cropping history can be obtained from the selling agents.

### **METHOD OF SALE**

The land is offered for sale by Private Treaty as a whole. The Vendor reserves the right to take the land to Formal Tender or Auction at a later date.

### **LOCAL AUTHORITIES**

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

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

### **AGENT'S NOTE**

We wish to inform prospective purchasers that we have prepared these sales 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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

### **TENURE**

The land is to be sold freehold and is registered under title numbers TT48759 & K143438. Office Copy Entries & Title Plans are available from the selling agents on request. The land is currently let out on a Farm Business Tenancy with vacant possession available post Harvest 2025.

### **PHOTOGRAPHS**

The photographs included in these particulars were taken in June 2025.

### **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.

### **FENCING AND BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

### **VIEWING**

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 with the vendors' sole agent. If you would like to view, please contact Alex Cornwallis or Millie Palmer-Pilc on the contact details below.

### **BTF Partnership**

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