



**THE LAND KNOWN AS HALFWAY FIELD  
HORSMONDEN ROAD · BRENCHLEY · TONBRIDGE · KENT TN12 7AX**



# LAND KNOWN AS HALFWAY FIELD HORSMONDEN ROAD BRENCHLEY TONBRIDGE KENT TN12 7AX

*Brenchley* - 0.5 miles  
*Paddock Wood* - 1.5 miles  
*Tonbridge* - 5 miles  
*Tunbridge Wells* - 5 miles

**A ring-fenced parcel of grade 3 agricultural land situated within the High Weald National Landscape between the villages of Brenchley and Horsmonden.**

- The land is registered with the rural payments agency and is entered into a Stewardship Scheme.
- Situated within the High Weald National Landscape.
- Range of Stables
- In all approximately 20.9 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

**GUIDE PRICE: £250,000**

**VIEWING:** - Strictly by arrangement via the sole agents  
**BTF Partnership · Canterbury Road**  
**Challock · Ashford**  
**Kent TN25 4BJ**  
**01233 740077 / [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

## LOCATION

The Land known as halfway field is situated on the eastern outskirts of Brenchley village. Paddock Wood is located approximately 1.5 miles to the north and Tonbridge, with excellent road and rail connections, is about 5 miles to the northwest. The property is located within the High Weald National Landscape. Please see the Location Plan below for the exact location in relation to the surrounding towns and villages.

## DIRECTIONS

From the west where the A21 dual carriageway ends at Kipping's Cross, head north on the Maidstone Road to Matfield, turn right at the crossroads opposite The Poet pub in the village onto Brenchley Road. Continue through Brenchley High Street and out the other side of the village. Continue as far as the Halfway House pub and the land is on the left directly opposite the pub.

## WHAT 3 WORDS

///grub.golden.shudders – Field entrance





## DESCRIPTION

The Land is classified as Grade III on the agricultural land classification plan for England and Wales and extends in total to 20.9 acres, located either side of a central valley. The land is considered to be freely draining. Access to the property is gained directly from the Horsmonden Road to the south through a gate and over an area of hardstanding. The land is entered into a Countryside Stewardship Scheme (mid-tier) which terminates on 31<sup>st</sup> January 2027. The property includes some former stables in the extreme south corner of the land. These extend to around 990 sq. ft. There is an area of approximately half an acre to the south, by the gate, which is fenced for the purposes of additional parking for the Halfway House pub. Further details of the letting arrangements are available upon request.





## BOUNDARY PLAN



## Halfway Field



Produced on Land App, Dec 1, 2025.  
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100 m  
Scale 1:4500 (at A4)



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.

## **CURRENT FARMING**

The land is entered into a Countryside Stewardship Scheme that has 14 months remaining. A copy of the Stewardship agreement is available on request. It is the GS2 management option of low input grassland. The grazing is let for sheep on a seasonal basis.

## **FENCING AND BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available. The poplar wind break and rabbit fence on the eastern boundary will remain in the ownership of the vendor with the right of access for its repair and maintenance.

## **ACREAGES**

The land extends to approximately 20.9 acres. This acreage is taken from Land App data, and is for guidance purposes only, and is 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.

## **SPORTING RIGHTS**

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

## **TENURE**

The land is to be sold subject to an existing tenancy with the Halfway House Pub. The tenancy covers an area of 0.39 acres as shown on the plan, over a two-year term which ends on 13<sup>th</sup> November 2027. Further details available upon request.

## **SERVICES**

No services are connected to the property.

## **PHOTOGRAPHS**

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

## **LOCAL AUTHORITIES**

### **Tunbridge Wells Borough Council**

Mount Pleasant Rd, Royal Tunbridge Wells, Kent TN1 1RS

### **Kent County Council**

Invicta House, County Hall

Maidstone, Kent ME14 1XQ

## **NATURE BASED SOLUTIONS**

It is considered the land offers Natural Capital opportunities, with scope under the new Environmental Land Management Systems and for other nature-based solutions.

## **PLANS**

The plans and boundary notes provided by the Agents are for identification purposes only.

## **OVERAGE**

The vendor will reserve an overage for the next 25 years. Further details are available on request.

## **EASEMENTS, WAYLEAVES & 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. There is a public footpath which adjoins the land to the north, but does not cross the land.

## **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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fitting.

## **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, informal tender or auction at a later date.

## **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 vendors' sole agent. If you would like to view, please contact Richard Thomas on the contact details below.

**BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ – Tel – 01233740077 – Mob – 07770 937489 (Richard Thomas)**

**Email – [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**





Land and Property Experts

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