



**NORTH COURT FARM**  
NEAR CHILHAM  
CANTERBURY | KENT

**btf**



LOT 3



## NORTH COURT FARM

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**OLD WIVES LEES | LOWER LEES ROAD  
CHILHAM | CANTERBURY | KENT CT4 8AU**

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Chilham 1 mile | Chartham 3 miles | Canterbury 6 miles  
Faversham 7 miles | Ashford 8 miles | Maidstone 25 miles

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**A former fruit farm with a period unlisted 5 bedroom Farmhouse and a significant range of modern and period agricultural buildings extending to over 40,000ft<sup>2</sup> with residential planning consent submitted. About 135.86 acres of good quality land, mainly Grade II.**

### LOT 1

5 bed Farmhouse, gardens and paddock  
6.03 acres

### LOT 2

Farmyard & Buildings – 3.80 acres

### LOT 3

Agricultural Building & Land – 7.32 acres

### LOT 4

Great Field – 7.40 acres

### LOT 5

The Land known as The Nook – 51.64  
acres

### LOT 6

The Oggstown Land – 37.74 acres.

### LOT 7

The Shalmsford Road Land – 21.93 acres



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

Email: [Richard.thomas@btfpartnership.co.uk](mailto:Richard.thomas@btfpartnership.co.uk)  
[Millie.palmerpilc@btfpartnership.co.uk](mailto:Millie.palmerpilc@btfpartnership.co.uk)  
Tel: 01233 740 077

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Viewing strictly by appointment only with the  
Sole Agent BTF Partnership

These particulars are intended only as a guide and  
must not be relied upon as statements of fact.





LOT 1

## INTRODUCTION

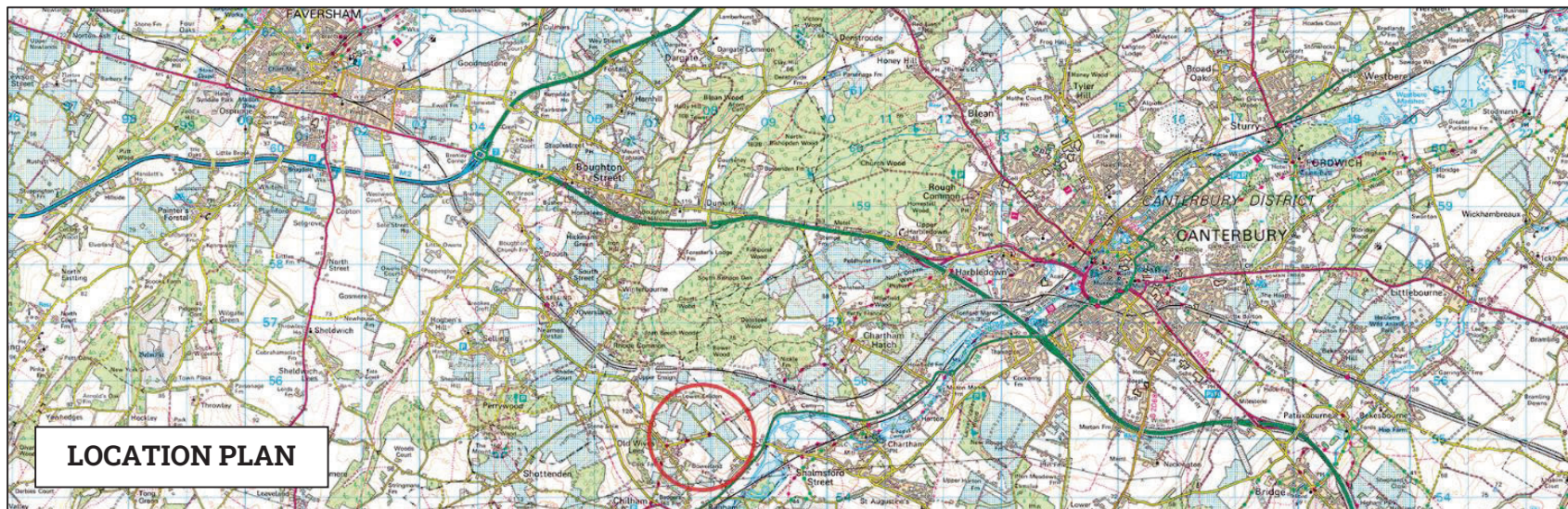
North Court farm is located on the north east side of the village of Old Wives Lees and includes a well-appointed period farmhouse, a large range of traditional and modern farm buildings with planning potential and about 130 acres of mainly Grade II former orchard land. For many years North Court Farm has been used for top fruit production taking advantage of its easy working loamy soils and gently sloping aspects. In recent years the Vendors have diversified into vine production in part and the farm ceased growing apples on the remainder. These orchards are in the process of being grubbed and are considered suitable for a wide range of cropping. The farm buildings, previously used for packing, cold storage and staff accommodation, and are now redundant and planning permission has been lodged for up to 7 residential units. In addition a large modern building extending to over 8,000ft<sup>2</sup> is considered to have potential for change of use and is lotted separately.

## LOCATION

Old Wives Lees is a small, rural village located about 6 miles southwest of Canterbury, set within the gently undulating North Downs countryside. The village itself has limited amenities, with the nearest options in Chilham which is only around 1 mile to the south. Chilham has two pubs, a small shop & post office, a primary school, and a Railway Station and Chartham (about 3 miles), which also has a station, convenience shops, a GP surgery, and a pub. For a more comprehensive range of facilities and amenities the City of Canterbury is 6 miles to the northeast and offers schooling, shopping, sporting and entertainment options. Rail connections are available from Chilham and Chartham railway stations to London in little over an hour and Selling train station which is on the Victoria Line. Access to the motorway network is via rural lanes connecting to junction 7 of the M2 motorway, (at Brenley Corner). The M20 can be reached via Ashford around 8 miles away at junction 10.

## WHAT THREE WORDS

///typical.soups.jumbo (main access gate)



## LOT 1

### FARMHOUSE, GARDENS & PADDOCK LAND – 6.03 ACRES

The Farmhouse at North Court Farm is situated to the south of the holding with access from Lower Lees Road. The front elevation dates back to the early 1700s with the main reconstruction taking place in the 1950s. The house is of brick construction under a pitched clay tiled roof and is not listed. The accommodation comprises the following: -

Front Door opens to **Entrance Hall** with doors off to **Kitchen/Breakfast Room** with door to **Utility Room** with door to **Outside**. Further doors from the Entrance Hall lead to the **Study**, **Downstairs Cloakroom** and to **Dining Room**. A door from the Dining Room leads through to **Sitting Room** with fireplace and doors to **Rear Garden**.

Stairs lead up from the Entrance Hall to **First Floor Landing** with doors to **Master Bedroom** (double aspect), **Bedroom 5**, currently used as a Dressing Room and to **Family Bathroom** with bath shower, wash hand basin and w/c. This end of the house could easily be divided off to create a Master Suite. Further doors from the Landing lead to **Bedroom 2** (double), **Bedroom 3** (double), and to **Bedroom 4** (small double) with fitted storage cupboards. A further door leads to **Airing Cupboard** and to **Family Bathroom** with bath, shower, w/c and wash hand basin.

The total gross internal area of the house is 3,130ft<sup>2</sup>. Floor Plans showing the layout of the property are overleaf.

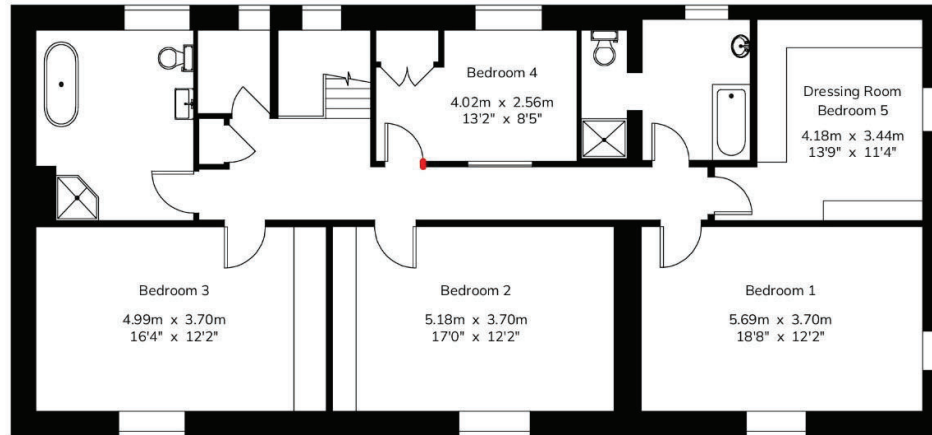
Outside there are lawned and hedged gardens and grounds with the paddock land extending to the north of the rear of the house. Access is over the driveway from the gates onto Lower Lees Road. The total area of this Lot is 6.03 acres.



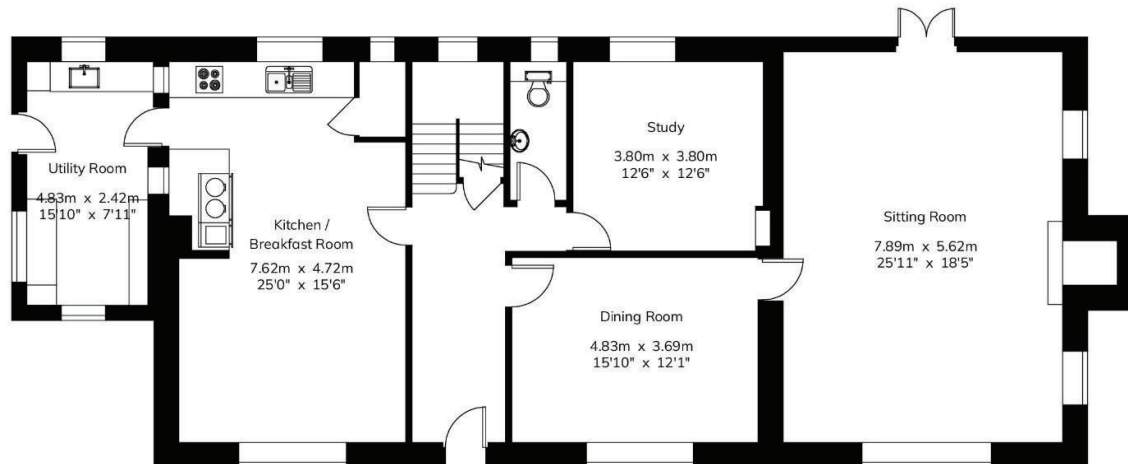
# FARMHOUSE FLOOR PLAN

## North Court Farm

Gross Internal Area : 290.8 sq.m (3130 sq.ft.)



First Floor



Ground Floor



## LOT 2

### FARMYARD & BUILDINGS - 3.80 acres

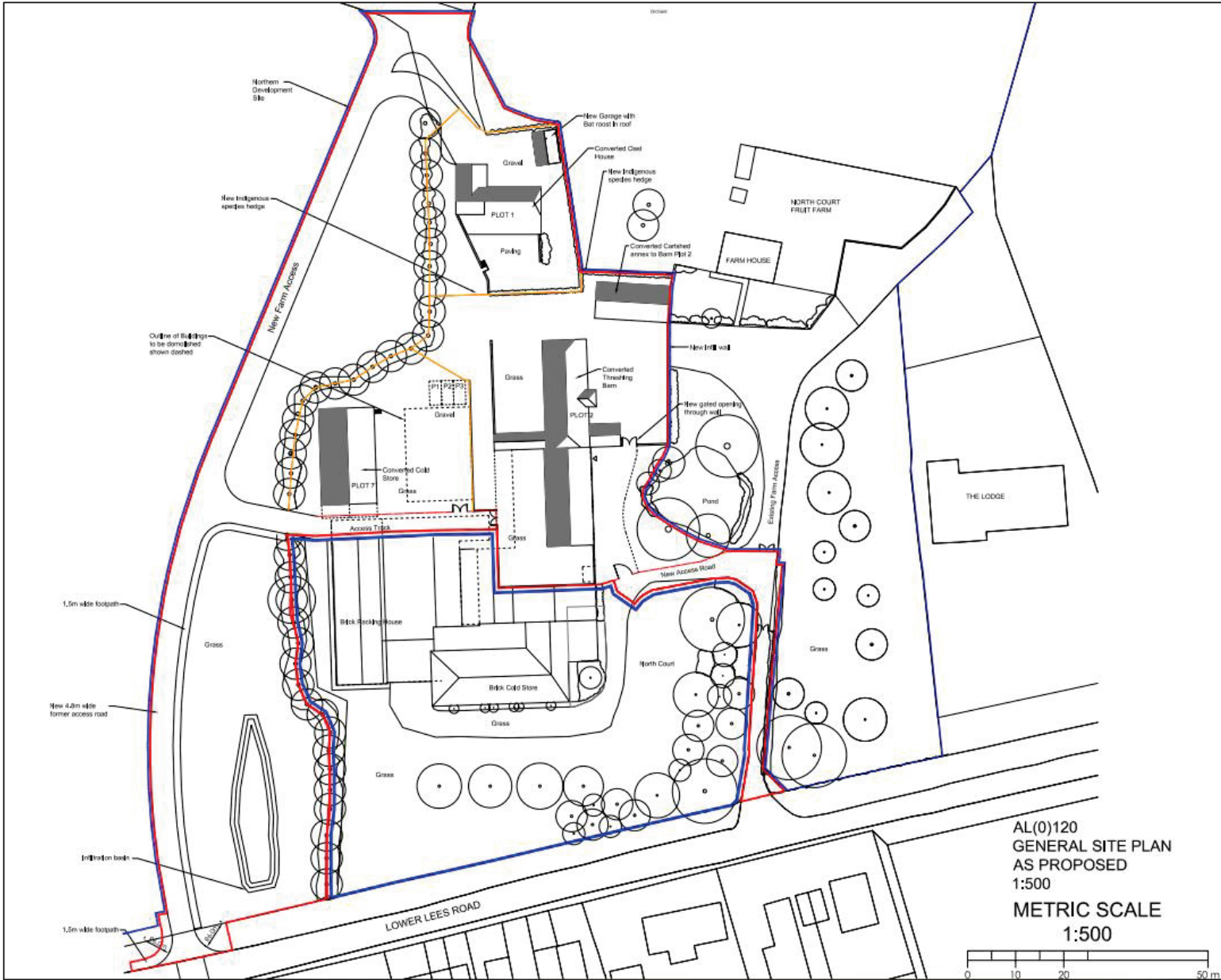
This Lot comprises several historic and modern agricultural buildings which are now surplus to requirements. The location of the buildings is shown on the block plan provided. The total area to be converted under the residential planning applications is 18,407ft<sup>2</sup> and the area to be demolished is 18,645ft<sup>2</sup>.

For planning and descriptive purposes, the farmyard area has been divided into a northern and southern part, as two planning applications have been submitted since 2020 and prior to that a Class Q application on the south yard was approved in 2019.

**(North):** This application largely covers the conversion of the historic buildings, including the Threshing Barn, Annex, the Oast and one modern barn conversion in the Coldstore building. This application has not been decided but is available on the Ashford Borough Council website portal, reference **20/01240/AS**.

**(South):** This application **20/01242/AS** covers the conversion of the cold stores and pack house into 3 attached and 1 detached dwelling. These buildings already have the benefit permission to convert to five dwellings under two Class Q prior approvals **19/01629/AS** and **19/01630/AS**. These approvals consented four attached dwelling houses fronting Lower Lees Road and a detached conversion.

**PROPOSED SITE LAYOUT – NORTH – 20/01240AS – PLOTS 1,2 & 7**

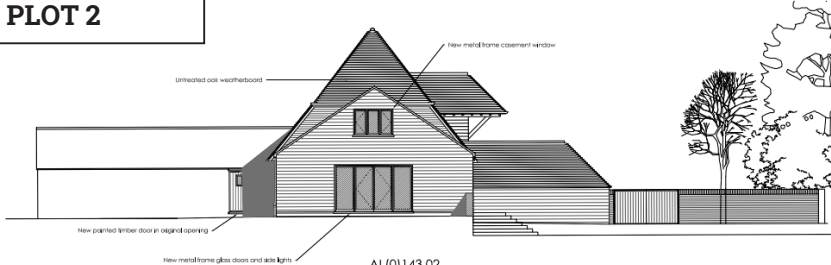


**PROPOSED ELEVATIONS – NORTH – PLOTS 1, 2 & 7**

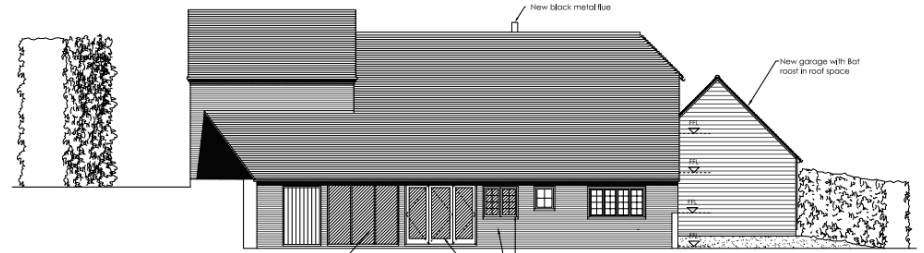


AL(0)143.01  
EAST ELEVATION  
AS PROPOSED  
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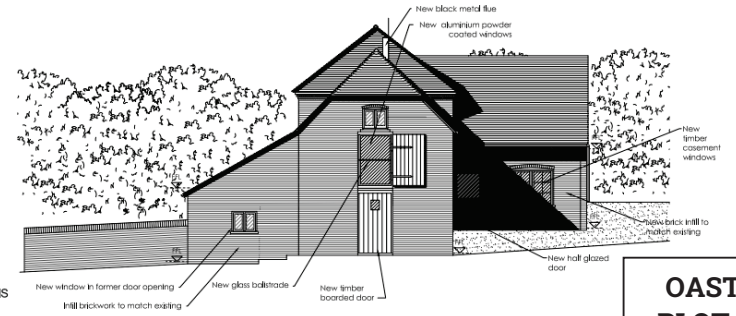
**THRESHING BARN  
PLOT 2**



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SOUTH ELEVATION  
AS PROPOSED  
1:100



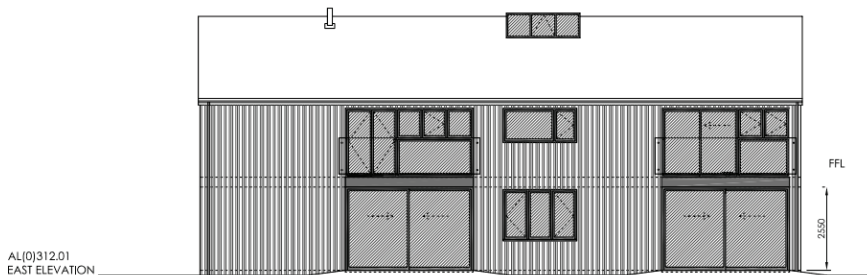
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OAST SOUTH ELEVATIONS  
PLOT 1  
AS PROPOSED  
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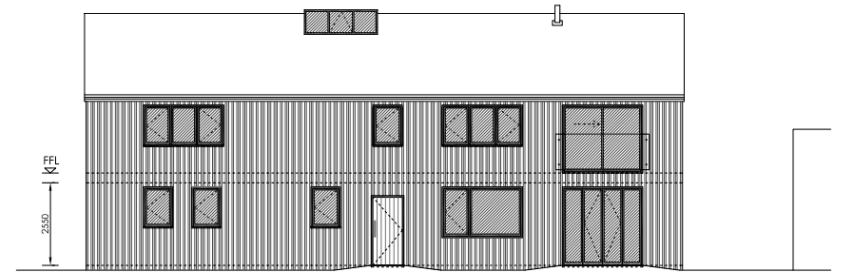
AL(0)213.02  
OAST EAST ELEVATIONS  
PLOT 1  
AS PROPOSED  
1:100

**OAST  
PLOT 1**

**COLDSTORE  
PLOT 7**

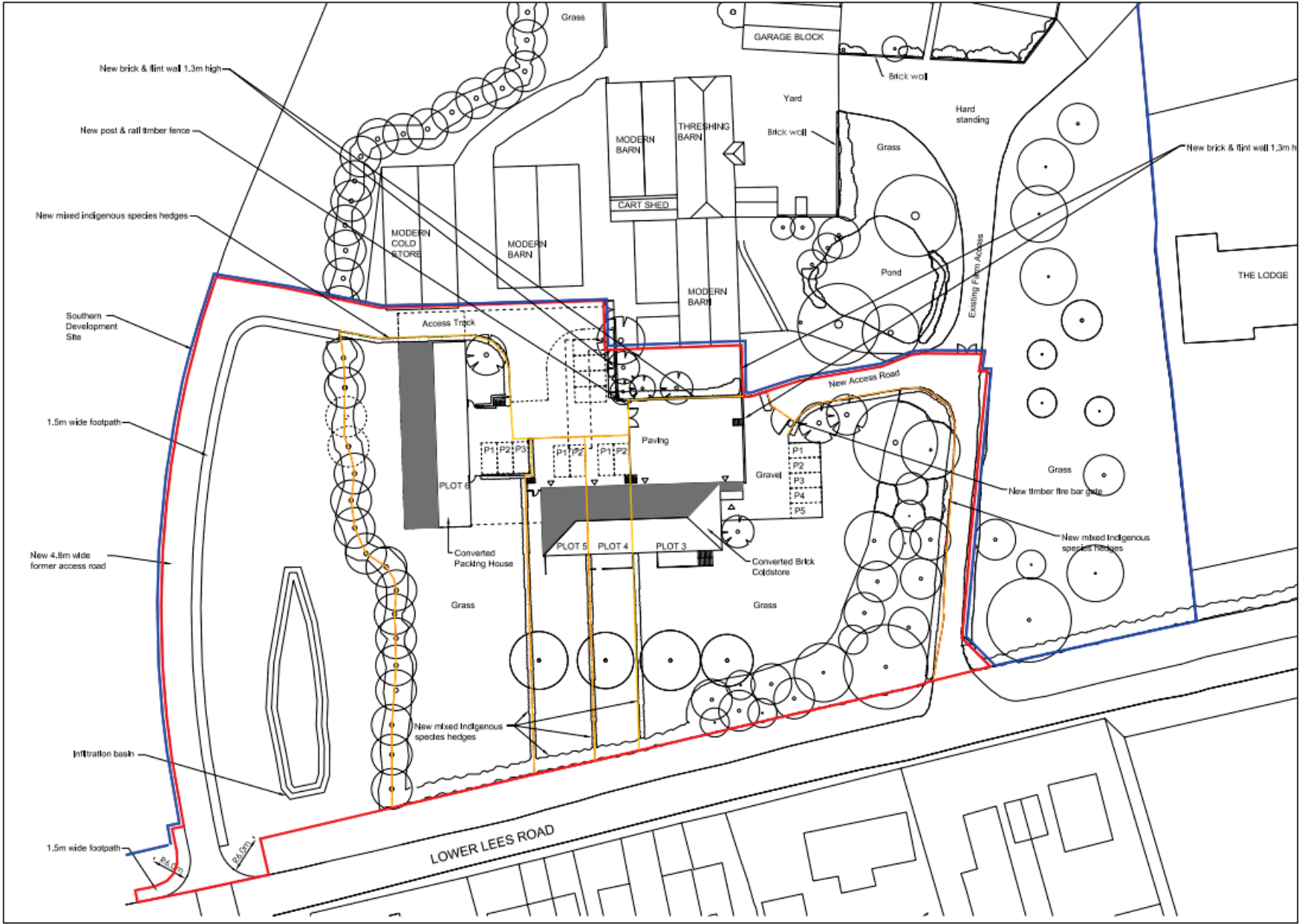


AL(0)312.01  
EAST ELEVATION  
AS PROPOSED  
1:100

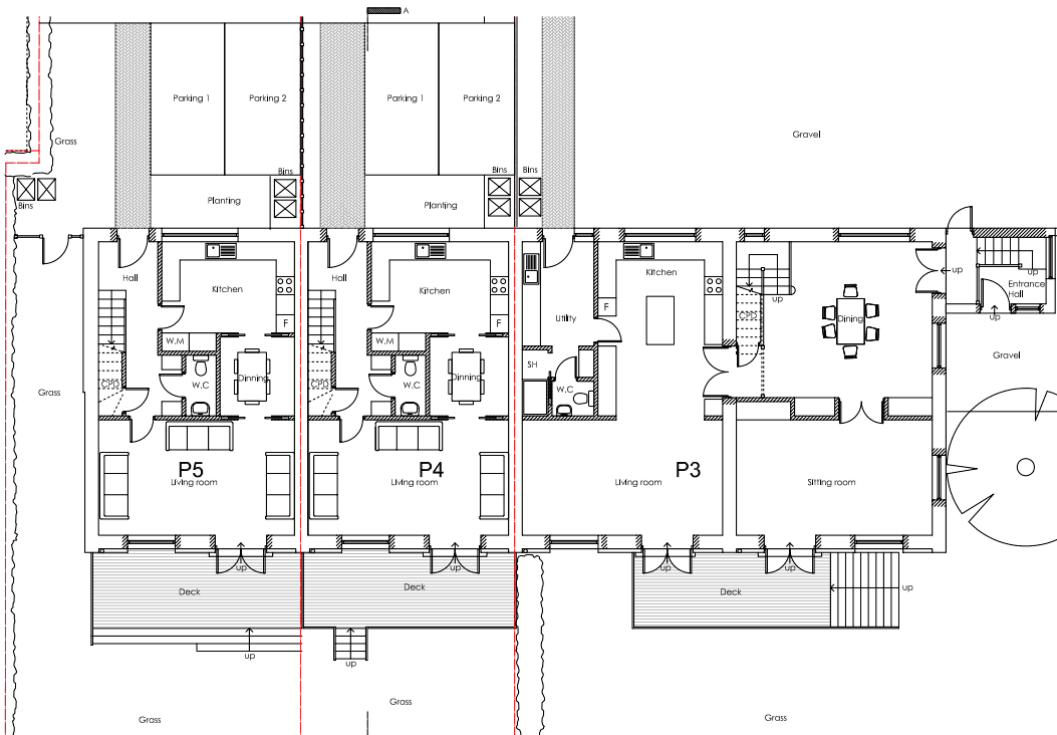


AL(0)312.02  
WEST ELEVATION  
AS PROPOSED  
1:100

**SITE LAYOUT PLAN – SOUTH - 20/01242/AS – PLOTS 3, 4, 5 & 6**



**PROPOSED ELEVATION & FLOORPLAN – SOUTH – PLOTS 3, 4 & 5**





### Building Descriptions :-

- 1. Oast (1,800ft<sup>2</sup>)** constructed in brick and tile and comprising square kiln and Oast barn with lean to housing lockable chemical store, spare parts store and two open bays.
- 2. Period Barn & Tractor Shed (1921ft<sup>2</sup>)** Grade 2 listed and oak framed, clad externally in weatherboarding under a felted peg tiled roof. This building is attached to the tractor shed and accommodation block and by seasonal workers as a recreation area. A single storey addition of timber frame and weatherboard under a tiled roof (280ft<sup>2</sup>) is used for the storage.
- 3. Former Pear Packhouse (1619ft<sup>2</sup>)** constructed in brickwork under a steel trussed roof and fibre cement clad. This incorporates four dormitories for seasonal workers, with each dormitory accommodating six bed spaces. Also the student Kitchen/Dining Area (195ft<sup>2</sup>). Constructed in rendered blockwork under flat felted roof. This building also accommodates the male washing facilities and has a laundry addition (87ft<sup>2</sup>) with plumbing for washing machines.
- 4. The 1954 Building** constructed in brickwork under a fibre cement clad steel trussed roof. This accommodates the female wash block and WC's. The building also houses Coldstore No 1 and the Control Rooms for Coldstores 1 – 5 and the Rest Room/Drying (475ft<sup>2</sup>)
- 5. Cold Stores 2 – 5 (4,482 ft<sup>2</sup>)** These are within the attached building which is "L" shaped and constructed in brickwork under a fibre cement roof.
- 6. The 1967 Building. (338ft<sup>2</sup>)** This is steel framed with block infill walls and dry lined fibre cement roof and accommodates the loading bay.
- 7. Pack House (2,748 ft<sup>2</sup>)** Used for storage of packing materials, bulk bins etc. Adjoining Control Room for stores.
- 8 & 9 Cold Store Blocks** These are free standing and constructed between 1975 - 1990 and are now redundant.
- 10. Tractor Shed (2795ft<sup>2</sup>)** Concrete framed and clad in fibre cement with a chalk floor. The half bay at the southern end is covered (2795ft<sup>2</sup>) and used for storage.
- 11. Bin Store (8400ft<sup>2</sup>)** With double side hung doors and solid concrete floor to two bays, remainder chalk. Concrete framed and fibre cement clad over block dwarf walls. (lot 3)
- 12. Garage Block (950ft<sup>2</sup>)** Four bays, constructed in gabbled brick and tile and providing garaging for farm vehicles and garden machinery.

## **LOT 3**

### **BARN & LAND – 7.32 ACRES**

The Barn on Lot 3 has been used for bulk bin and general machinery storage in line with the farms long fruit growing history and is of concrete portal frame construction under a fibre cement sheet roof, extending to over 8,400ft<sup>2</sup>. The barn is considered to have potential for a conversion into residential dwellings, subject to the necessary consents, however the current Vendor has not explored this further. This Lot will be accessed over Lot 2 across a right of way for all times and all purposes, subject to a fair proportion of maintenance cost. The barn is surrounded to the north and west by pastureland, offering a variety of opportunities for an incoming Purchaser. The entirety of the Lot extends to 7.32 acres.





## **LOT 4**

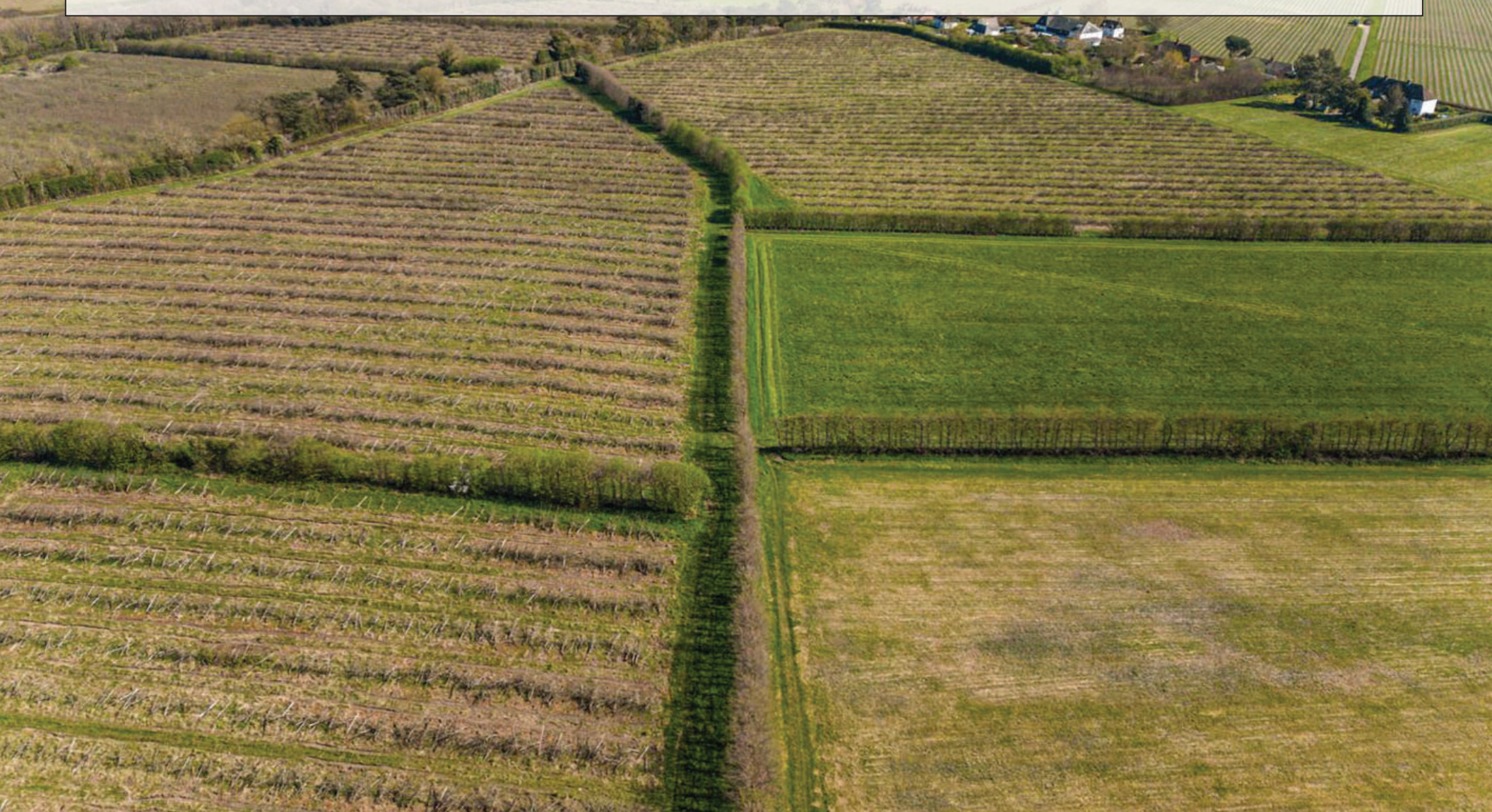
### **THE GREAT FIELD – 7.40 ACRES**

This Lot comprises pastureland situated on the south west side of the farm, and benefits from road frontage and a right of way over the access gate to Lot 2. The land is classified as Grade 2 on the Agricultural Land Classification Plan for England and Wales with soil types to be freely draining, lime-rich and loamy. A public footpath runs along the western boundary. The Lot extends to 7.40 acres in total.

## **LOT 5**

### **THE LAND KNOWN AS THE NOOK – 51.64 ACRES**

A parcel of former orchard land divided by windbreaks. The land was planted with fruit trees although this has now been grubbed and fallow. The land is classified as Grade 2 on the Agricultural Land Classification Plan for England and Wales with soil types to be freely draining, lime-rich and loamy. The land benefits from long road frontage to Lower Ensden Road on the north side and would make a good addition to a local farmer wanting to expand or as an additional Lot to the Farmhouse. There is a public footpath that runs through the Lot from north to south on the west side. This Lot extends to 51.64 acres in total.



## **LOT 6**

### **THE OGGSTOWN LAND – 37.74 ACRES**

A parcel of agricultural land divided by windbreaks. The land was planted with fruit trees although this has now been grubbed and fallow. The land is classified as Grade 2 & 3 on the Agricultural Land Classification Plan for England and Wales with soil types to be freely draining, lime-rich and loamy. The land benefits from extensive road frontage to Lower Ensden Road and access on the south side. This Lot extends to 37.74 acres in total.



## **LOT 7**

### **THE SHALMSFORD ROAD LAND – 21.93 ACRES**

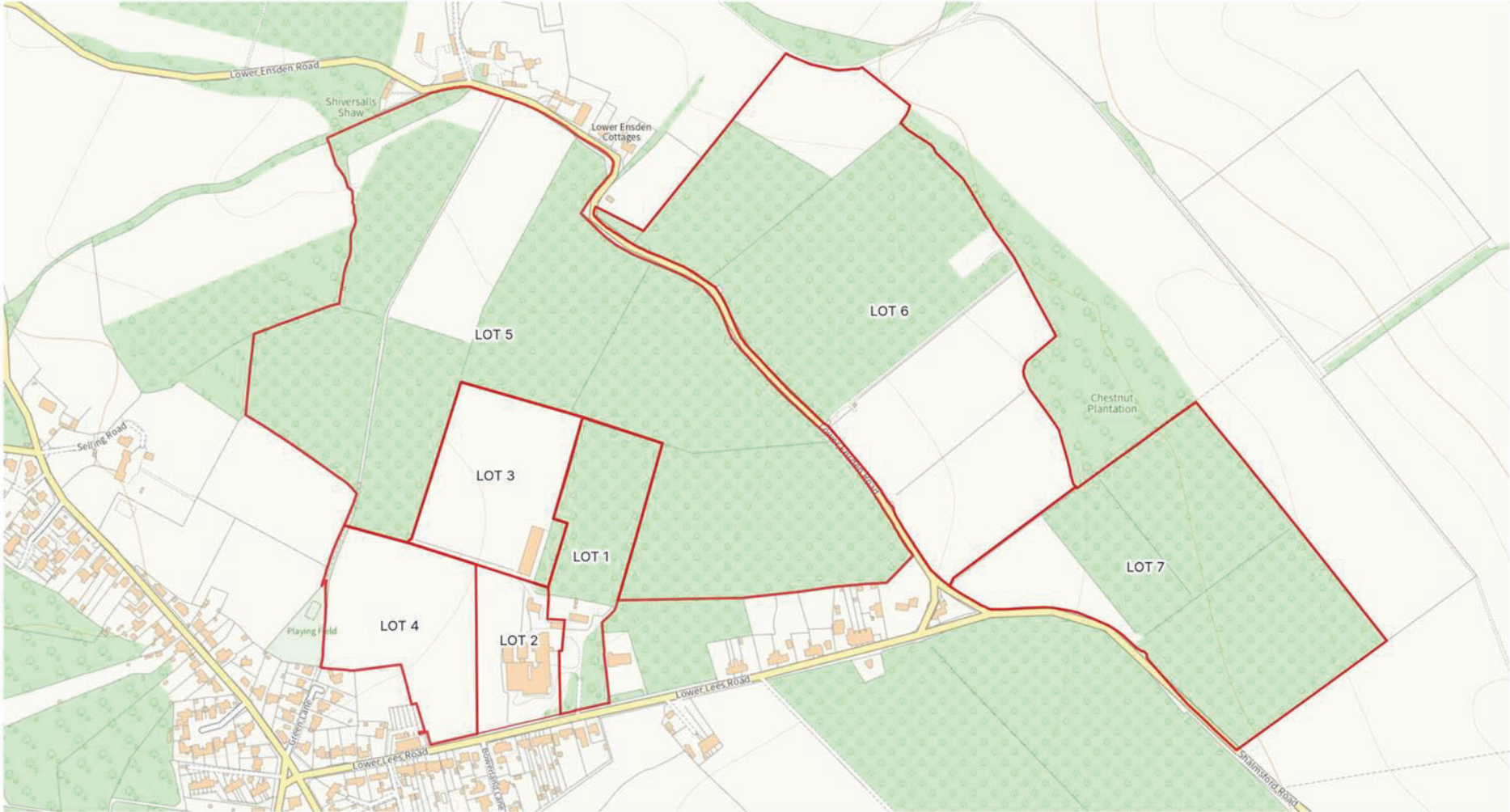
A parcel of agricultural land that has recently been grubbed following years of growing fruit. The land is classified as Grade 2 & 3 on the Agricultural Land Classification Plan for England and Wales with soil types to be freely draining, lime-rich and loamy. The land benefits from extensive road frontage on its south side with an access gateway. This Lot extends to 21.93 acres in total.



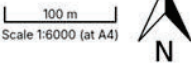




BOUNDARY PLAN



Produced on Land App, Apr 27, 2026.  
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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.



LOT 2

LOT 1



## SERVICES

The property is connected to mains electricity (3 Phase to the farm buildings), mains water, gas and drainage. **Please Note:** None of these services have been checked or tested.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

## ACCESS

Access to the Lots 1, 2, 3 & 4 is directly from the Lower Lees Road. Lots 5, 6 & 7 are accessed from the Lower Ensdon Road. As far as we are aware they are adopted public highways.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole, in seven separate lots or a combination if preferable. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

## TENURE

The property is registered under part Land Registry Title Number TT33282. A Copy of the Office Copy Entries and Title Plan is available from the Selling Agents.

## TOWN & COUNTRY PLANNING

North Court Farm is situated within Ashford Borough Councils district. **Please Note:** A full planning search has not been undertaken although a full list of planning applications in relation to the property is available from the Ashford Borough Council planning portal. The Vendor will reserve the right to include an overage clause in the transfer of Lots 2, 3 & 4. Further details are available on request.

## LOCAL AUTHORITY

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

**Ashford Borough Council**, International House, Dover Place, Ashford TN23 1HU

## 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 are various rights of way across the property. A copy of the Public Rights of Way Plan is available from the Selling Agents upon request.

## COUNCIL TAX

North Court Farmhouse – Band G

## EPC RATING

North Court Farmhouse – Rating C

## PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

## 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 Thirdfort 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.

## PHOTOGRAPHS

The photographs within this brochure were taken in April 2026.

## 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 fittings.

## 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 are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Richard Thomas on the contact details below.

**Tel: 01233 740077 (Challock Office)**

**Email: [Richard.thomas@btfpartnership.co.uk](mailto:Richard.thomas@btfpartnership.co.uk)**

## GUIDE PRICES

**LOT 1 - £1,250,000**

**LOT 2 - £950,000**

**LOT 3 - £400,000**

**LOT 4 - £100,000**

**LOT 5 - £700,000**

**LOT 6 - £475,000**

**LOT 7 - £275,000**

**AS A WHOLE – £4,150,000**



Land and Property Experts

[www.btfcpartnership.co.uk](http://www.btfcpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ