



Land & Property Experts



**LAND AT WAGSTAFF LANE
BIDDENDEN · ASHFORD · KENT TN27 8JH**

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<i>Biddenden</i>	- 2 miles
<i>Headcorn</i>	- 4 miles
<i>Tenterden</i>	- 4 miles
<i>Cranbrook</i>	- 7 miles
<i>Ashford</i>	- 8 miles
<i>Maidstone</i>	- 12 miles

A RING-FENCED PARCEL OF GRADE III ARABLE LAND WITH ROAD FRONTAGE AND ACCESS ON THE EAST SIDE AND A GENTLY UNDULATING ASPECT, WITH PONDS AND SMALL AREAS OF WOODLAND.

- Six field enclosures
- Access on the Eastern boundary to Wagstaff Lane
- The land grew a crop of winter wheat in the 2026 harvest
- BNG potential
- In all, approximately 70.08 acres

FOR SALE BY PRIVATE TREATY
GUIDE PRICE - £575,000

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 is located approximately 2 miles due East of the village of Biddenden, with relatively quick access to Headcorn to the North along the A274. Ashford is approximately 8 miles to the East with mainline rail connections to London and The Channel Tunnel.

The popular towns of Cranbrook and Tenterden are both within a 15-minute car journey, providing further amenities and facilities.

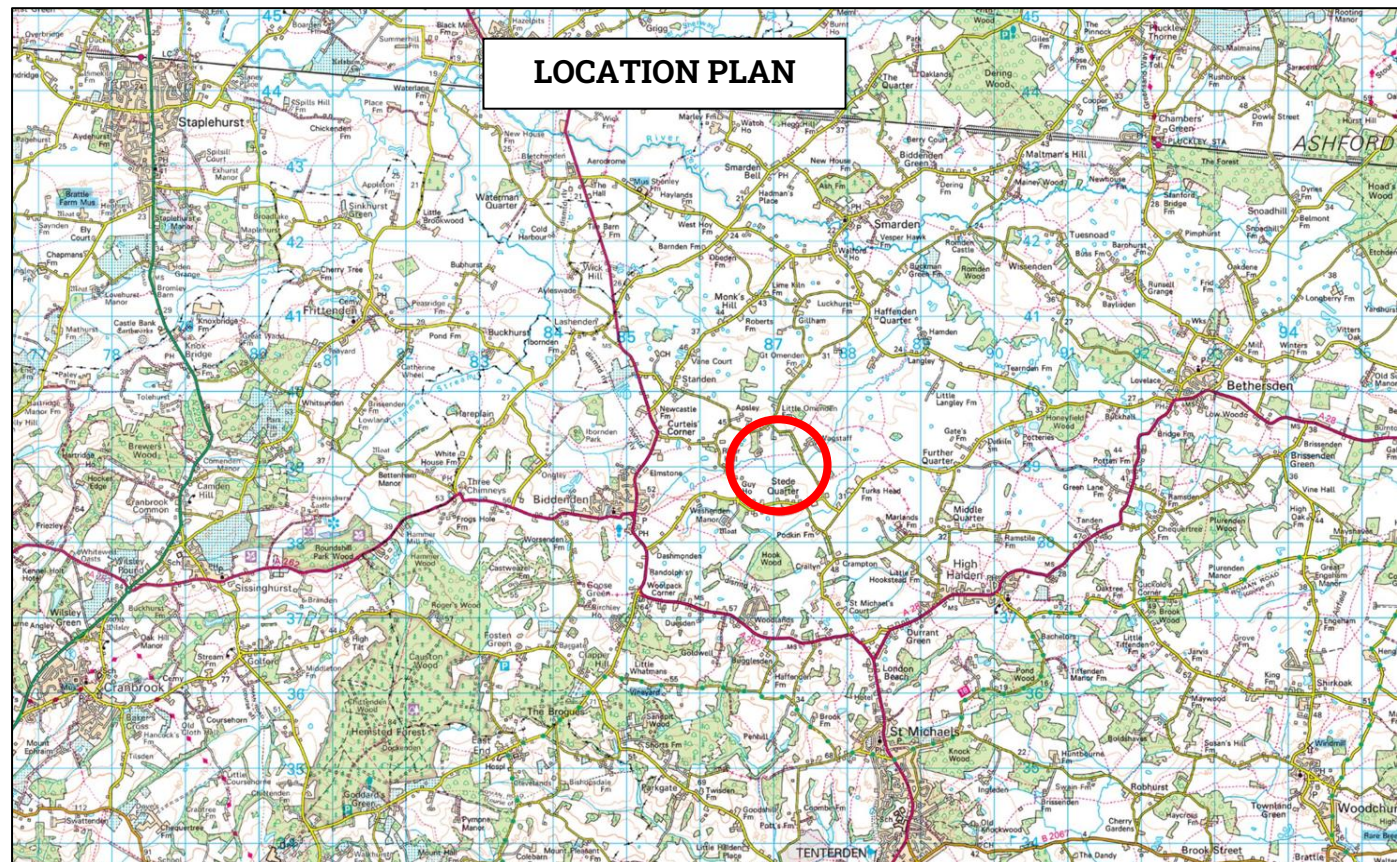
The land is situated in the Low Weald and has an access gate on the eastern side from Wagstaff Lane. Please see the location plan below, showing the situation of the land in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Biddenden, proceed South towards Tenterden for approximately a quarter of a mile and turn left into High Halden Road. Continue for about a mile before turning left into Wagstaff Lane. The entrance gateway is on the left-hand side after approximately 1/4 mile.

WHAT 3 WORDS

UNDERCUTS.ORDERS.GLADIATOR





BOUNDARY PLAN



Produced on Land App, Aug 17, 2026.

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Not to Scale



ACREAGES

The land extends to approximately 70.08 acres. This acreage is 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

There are no services directly connected to the property.

SPORTING RIGHTS

The Sporting Rights are in hand and will 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.

ACCESS

Access is directly from Wagstaff Lane on the Eastern side via a gated entrance.

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.

METHOD OF SALE

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

TENURE

The land is to be sold freehold and is registered under Title Number K710415 & K757223. The Office Copy Entries & Title Plan are available from the selling agents on request.

FENCING AND BOUNDARIES

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



LOCAL AUTHORITIES

Ashford Borough Council, International House, Dover Place, Ashford, Kent TN23 1JU

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

PUBLIC RIGHTS OF WAY

A public footpath enters the land from Wagstaff Lane by the access gateway and continues Westwards to the boundary of the property

CURRENT FARMING

The land has been in an arable rotation for several years. The exception is the small grass paddock in the northwestern corner, which is pasture

PHOTOGRAPHS

The photographs included in these particulars were taken in July 2026.

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.

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 surveys, nor tested the services.

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

Richard Thomas

**BTF Partnership, Canterbury Road, Challock, Ashford
Kent TN25 4BJ - Tel: 01233 740077**

Email: richard.thomas@btfpartnership.co.uk

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