



LOT 1

LOT 2

LAND AT WALTHAM
CHURCH LANE · WALTHAM · CANTERBURY · KENT CT4 5SS

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Waltham	- 0.5 miles
Canterbury	- 8 miles
Ashford	- 11 miles
Faversham	- 14 miles

TWO PARCELS OF GRADE III AGRICULTURAL LAND WITH GOOD SIZED FIELD ENCLOSURES. SOUTH FACING BANKS WITH VITICULTURE POTENTIAL. CURRENTLY IN STEWARDSHIP WITH FUTURE OPTIONS AVAILABLE. 95.40 ACRES IN TOTAL.

- Good sized field enclosures
- Currently grazed by sheep or within an arable rotation
- Offers for part will be considered
- Lot 1 extends to 66.42 acres
- Lot 2 extends to 28.98 acres

**FOR SALE BY PRIVATE TREATY
AS A WHOLE OR IN TWO LOTS
LOT 1 - £525,000
LOT 2 - £225,000
AS A WHOLE - £750,000**

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 at Waltham is located between the City of Canterbury and large town of Ashford, both are able to provide a comprehensive range of facilities and amenities, along with good transport links via road and rail. The land is set within the picturesque North Downs providing a tranquil and attractive setting in the Kent countryside. Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

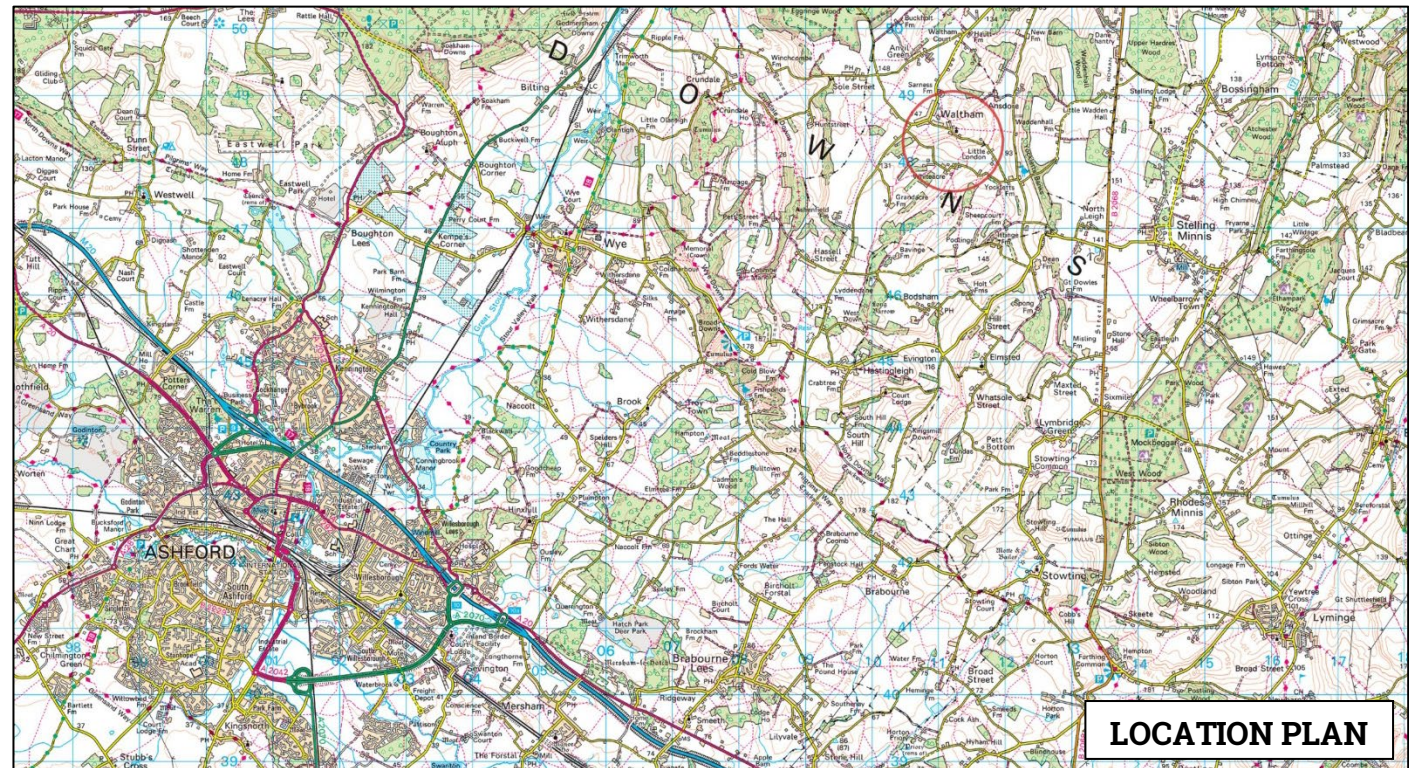
DIRECTIONS

From the centre of Wye head east on Coldharbour Lane continuing for 3 miles before turning left on Waltham Road continuing onto Woods Hill. Before reaching the village, turn right onto Whiteacre Lane where the access gate into Lot 1 will be on your left after 300 metres, before a bend in the road. For Lot 2, continue up Woods Hill, and upon reaching a fork in the road, keep right taking you into Waltham village, then take the first right onto Church Lane. Continue until reaching the Church, whereby the access to Lot 2 is a track on the left of the car park.

WHAT 3 WORDS

Lot 1 access – ///surviving.query.finishing

Lot 2 access – ///mountain.gates.snoozing



DESCRIPTION

The Land at Waltham is situated to the east of the village of Waltham on the North Downs. The land is split into two lots, extending to 95.40 acres in total and is classified as Grade III on the agricultural land classification plan for England and Wales.

Lot 1 is mainly in an arable rotation (39.36 acres) with two areas of pasture extending (27.06 acres) which are currently grazed by sheep. The land has been farmed within an arable rotation in recent years with the most recent crop being winter wheat. Further cropping information is available on request.

Lot 2 is a single parcel of pastureland with a small woodland shaw to the north, extending to 29.98 acres. The land is currently grazed by sheep, and access is provided over a Right of Way past the church to the west.

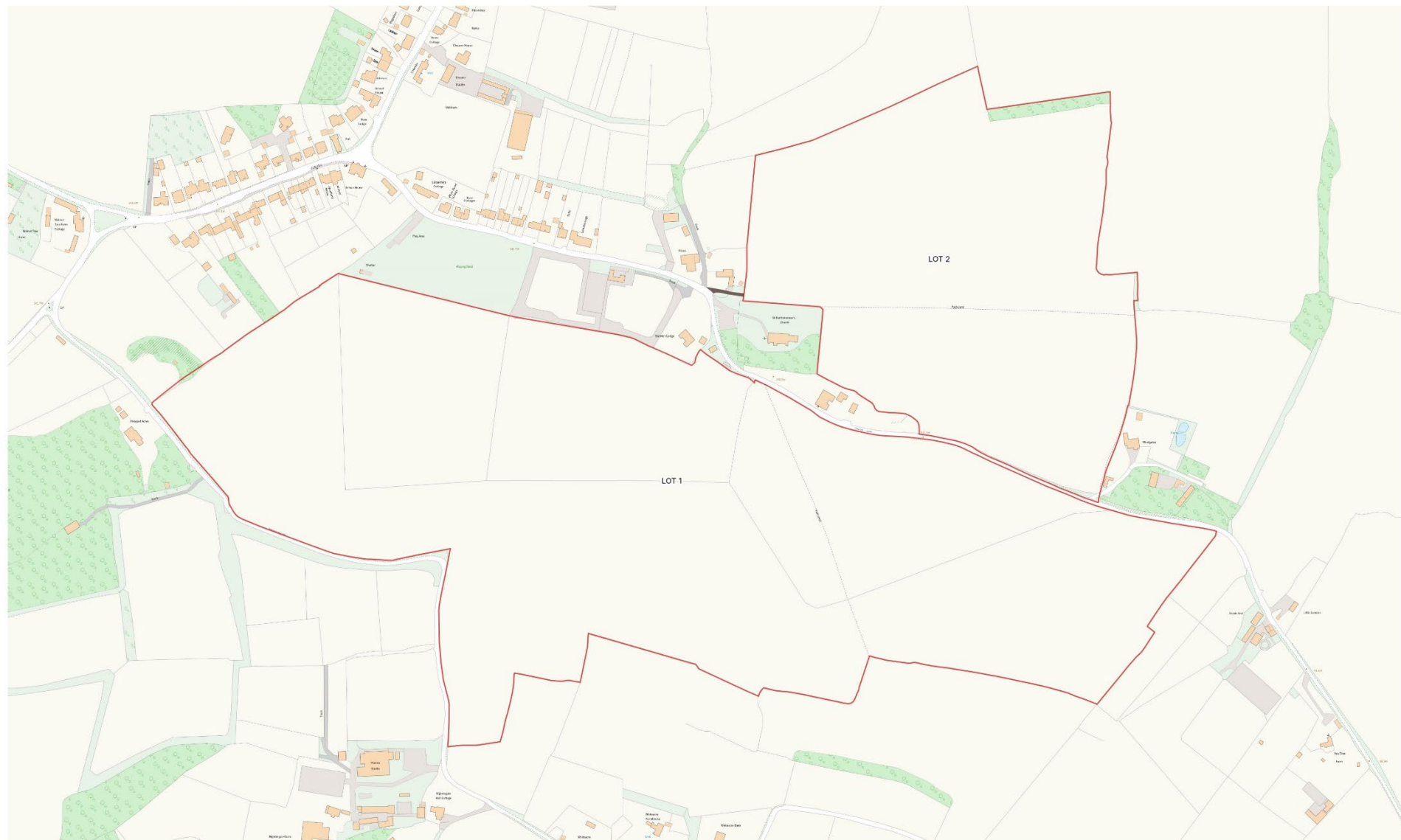
The land is currently within a Countryside Stewardship Scheme with AB8 (flower rich margins and plots), GS7 (Restoration towards species rich grassland), GS8 (Creation of species-rich grassland), AB14 (harvested low input cereal), GS4 (Legume and herb rich swards and SW6 (Winter cover crops) being the selected options. All of the options other than GS7 and GS8 expire on the 31/12/2026 with GS7 and GS8 expiring on 31/12/2031. There is the opportunity to break the agreement before 2027 which the Vendor is inclined to take if there is no interest from a Purchaser. Copies of the Stewardship Agreement and Claim Form are available on request.

Please see the Boundary Plan opposite for the exact boundaries of the property to be sold. Offers for part will be considered.





BOUNDARY PLAN



Produced on Land App, Aug 27, 2026.
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NOT TO SCALE



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 a total of 95.40 acres. Lot 1 extends to 66.42 acres with Lot 2 extending to 28.98 acres. This 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

There is water connected to Lot 2. These services have not been checked or tested.

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. Countryside Stewardship has already been mentioned above.

ACCESS

Access to Lot 1 is directly from Church Lane and Whiteacre Lane. Access to Lot 2 is over a right of way from Church Lane, this is shown shaded brown on the Boundary Plan overleaf. As far as we are aware both Church Lane and Whiteacre Lane are adopted public highways. Please note no highways search has been undertaken.

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 or in two lots. The Vendor reserves the right to offer the land by Formal or Informal Tender or auction at a later date. Offers for Part will be considered.

TENURE

The land is to be sold freehold and is registered under Title Numbers K135888 & K116086. The Office Copy Entries & Title Plans are available from the selling agents on request.

FENCING AND BOUNDARIES

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

LOCAL AUTHORITIES

Canterbury City Council, 14 Rose Lane, Canterbury CT1 2UR

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

PUBLIC RIGHTS OF WAY

There are various public footpaths that cross both Lots 1 & 2. A Public Rights of Way Plan can be obtained from the Selling Agents upon request.

CURRENT FARMING

The land has been in an arable rotation for many years, with previous cropping history available on request. The land will be available with vacant possession.

PHOTOGRAPHS

The photographs included in these particulars were taken in August 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. Purchasers will be asked to contribute £20 per person towards their Anti Money Laundering Check.

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 Alex Cornwallis on the contact details below.

BTF Partnership

Canterbury Road, Challock, Ashford

Kent TN25 4BJ - Tel: 01233 740077

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

LOT 1 – £525,000

LOT 2 – £225,000

AS A WHOLE - £750,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ