



Land & Property Experts



LOT 2

**LAND AT HAYTON MANOR FARM
SWAN LANE · SELLINDGE · ASHFORD · KENT TN25 6EP**

LAND AT HAYTON MANOR FARM SWAN LANE SELLINDGE ASHFORD, KENT TN25 6EP

Ashford - 9 miles
Folkestone - 6 miles
Canterbury - 15 miles
Dover - 17 miles

A range of Grade II and III agricultural land parcels located between the villages of Sellindge and Stanford, along with a redundant Dutch Barn with potential for conversion and direct road access. Extending in total to 66.12 acres.

- Lot 1 – Dutch Barn & Land – 1.40 acres
GUIDE PRICE - £95,000
- Lot 2 – Grade III agricultural land – 35.73 acres
GUIDE PRICE - £295,000
- Lot 3 – Grade II agricultural land – 14.66 acres
GUIDE PRICE - £125,000
- Lot 4 – Grade II agricultural land – 10.38 acres
GUIDE PRICE - £150,000
- Lot 5 – Grade II agricultural land – 2.53 acres
GUIDE PRICE - £75,000
- Lot 6 – Grade II agricultural land – 1.42 acres
GUIDE PRICE - £50,000

**FOR SALE BY INFORMAL TENDER
AS A WHOLE OR IN SIX LOTS
CLOSING DATE – 8th March 2024 – 12 noon**

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 Hayton Manor Farm is situated between the villages of Stanford and Sellindge located at the foot of the Kent Downs. The village of Sellindge provides a primary school, a church, a pub and a village store. The property is approximately 9 miles to the east of Ashford which contains a full range of main facilities, and some 6 miles to the west of the coastal town of Folkestone. The M20 junction 11 is within a mile providing good road communications both locally and regionally.

Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

DIRECTIONS

Heading towards Folkestone on the M20, take junction 11 exit and at the roundabout take the first exit onto the B2068 for 1.5 miles and then turn left onto Blindhouse Lane and follow for half a mile where Lot 1 will be on your left.



LOT 1



LOT 2



LOT 2



LOT 4



GENERAL DESCRIPTION

The Land at Hayton Manor Farm is located in an easily accessible location, set within the Kent Downs Area of Outstanding Natural Beauty. The land comprises a mixture of arable and permanent pasture which has either been grazed or farmed in an arable cropping rotation. The property is offered for sale as a whole or in 6 lots with a breakdown of these lots as follows: -

LOT 1 – DUTCH BARN & LAND – 1.40 ACRES

Located to the south of Blindhouse Lane the Dutch Barn comprises a three bay steel framed barn part clad in corrugated tin measuring approximately 104m². The Barn is in a dilapidated state and stands within a curtilage of approximately 1.40 acres with direct frontage to Blindhouse Lane where there is a gated access. The Barn offers the potential for future conversion subject to the necessary planning consents. We understand the building is not currently connected to services although we have been informed that electricity and water services are available close by.



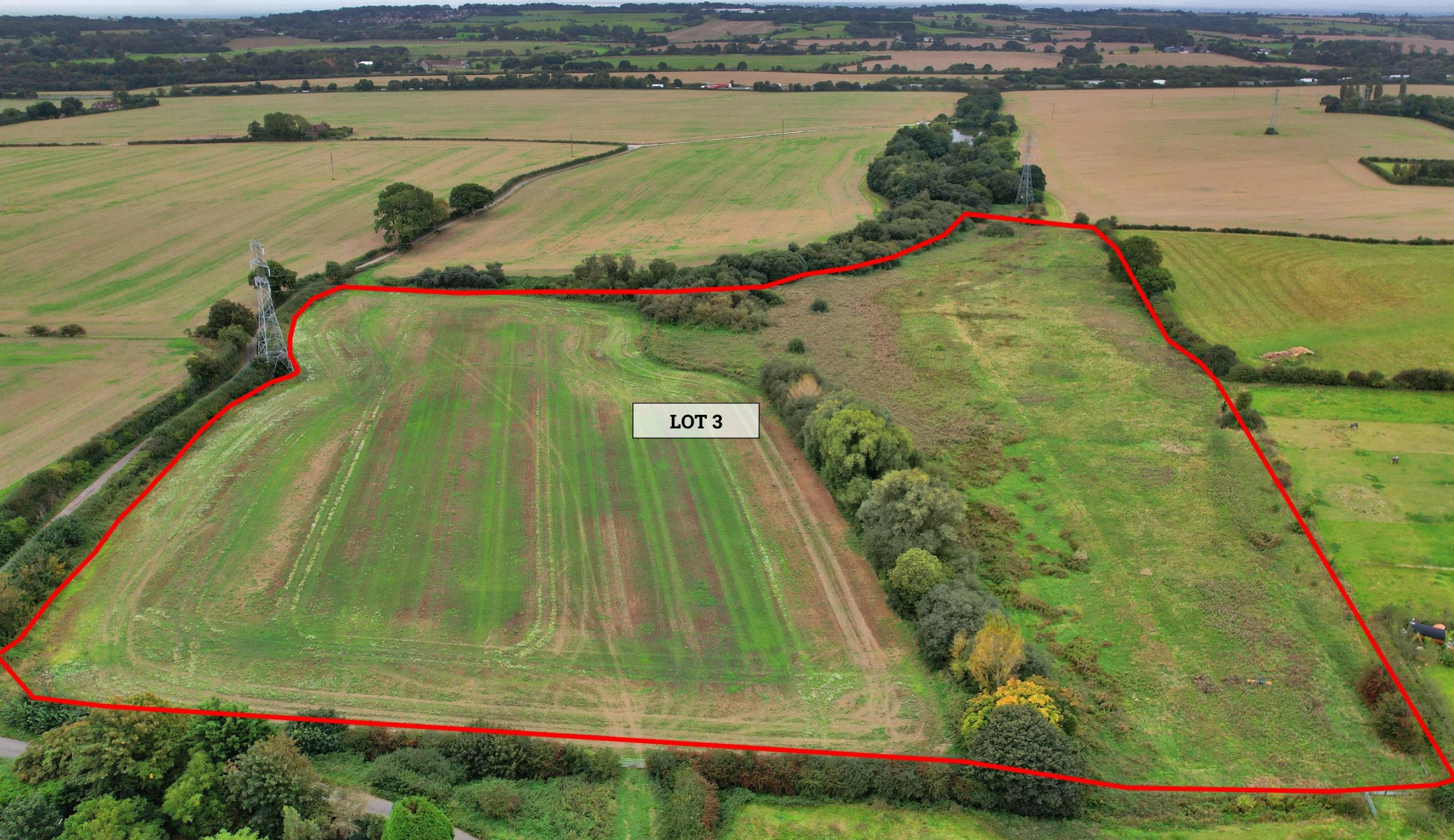


LOT 2 – GRADE III AGRICULTURAL LAND – 35.73 ACRES

A parcel of agricultural land, classified as Grade III on the Agricultural Land Classification Plan for England and Wales. The soils are defined by the Soils Map as “slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils”. The land is split between 14.71 acres of permanent pasture to the north and 21.02 acres of arable land to the south. The arable land has been occupied under a rolling Farm Business Tenancy with vacant possession now available on completion. The 2023 arable cropping was Winter Wheat and the 2022 crop was Oil Seed Rape. The land has been left as stubble and FYM has been spread in September 2023. It has a southerly aspect and has the potential to be planted with vines. The land is accessed from Hayton Road through a gated access. A public footpath crosses this parcel from the northern boundary to the western boundary.

LOT 3 – GRADE II AGRICULTURAL LAND – 14.66 ACRES

This parcel totals 14.66 acres and comprises 5.97 acres of arable land, 2.64 acres of pasture and 6.05 acres of a wetland area. The cropping for the 2023 year was Winter Wheat and the land has been left in stubble. This parcel of land presents itself as a candidate for Nature Based Solutions with the potential to improve the current wetland site which has been left as largely unmanaged in recent times. A public footpath runs along the northern field boundary. There is an electricity pylon which is located in the south eastern corner of the field. Access is available directly from Hayton Road via a gated access located at point C.





LOT 4 – GRADE II AGRICULTURAL LAND – 10.38 ACRES

A parcel of agricultural land classified as Grade II on the Agricultural Land Classification Plan for England and Wales. The land is currently laid down to a grass ley and is cut for either hay or silage every year. It is still classified as arable and has been in an arable rotation recently. It has a due southerly aspect and has potential for the planting of vines. The soil series is loamy. The land has been occupied under a Farm Business Tenancy and vacant possession will be provided upon competition. Access is available directly from Swan Lane through a gap in the hedge. A public footpath crosses the field parcel from the western to the southern boundary.

LOT 5 – GRADE II AGRICULTURAL LAND – 2.53 ACRES

This parcel comprises 2.53 acres of Grade II permanent pasture which has been used for horse grazing under a grazing licence with access to the parcel at point E on the Boundary Plan from Brook Lane. The soil series is loamy with naturally high groundwater. A public footpath runs along the edge of the field along the northern boundary. Vacant possession can be available on completion if required.

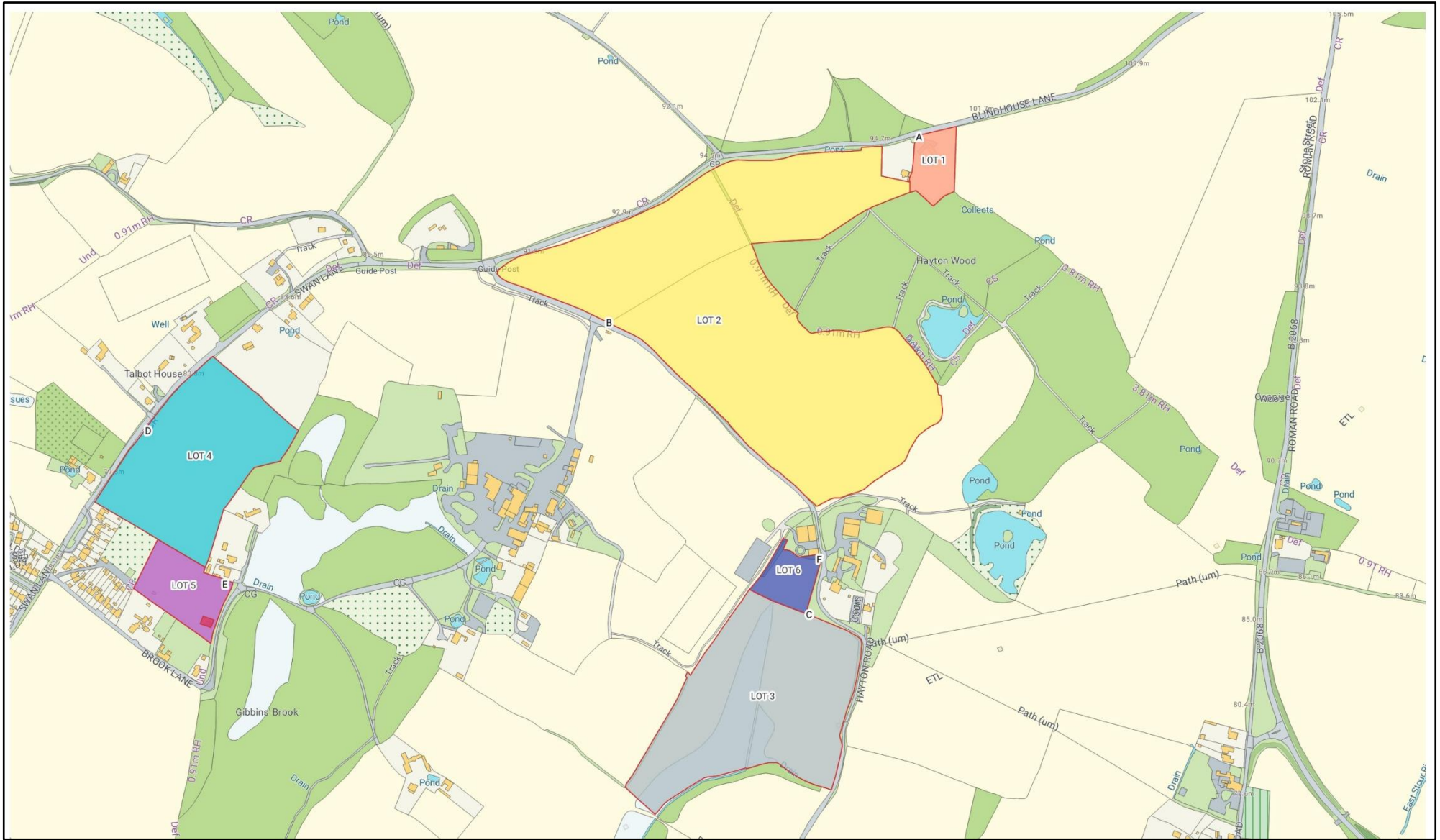




LOT 6 – GRADE II AGRICULTURAL LAND – 1.42 ACRES

This parcel comprises 1.42 acres of Grade II permanent pasture which has been used for horse grazing under a grazing licence with access to the parcel at point F on the Boundary Plan onto Hayton Road. The soil here is described as freely draining slightly acid loamy soils. Vacant possession is available on completion if required.

BOUNDARY PLAN



SERVICES

The land is not serviced by any electricity or water although we have been informed mains connections are close by to each lot. **PLEASE NOTE:** No official utilities search has been undertaken.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries of the Lots from their own inspection and from the Land Registry plans and Lotting Plans available from the Vendor's Agent.

ACCESS

Access is directly off Blindhouse Lane for Lot 1. Lot 2, 3 & 6 can be accessed off Hayton Road. Lot 4 can be accessed directly off Swan Lane. Lot 5 has access off Brook Lane. As far as we are aware these are all adopted public highways.

METHOD OF SALE

The property is offered for sale by Informal Tender as a whole or in six lots. The closing date is the **8th March 2024**. The vendor reserves the right to take the property to formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on all lots of required.

TENURE

The land will be sold freehold and with the benefit of vacant possession. The land is registered under various land registry title numbers. Office Copy Entries and Title Plans are available from the selling agents on request.

OVERAGE

Lots 4 & 5 will be subject to an overage agreement for any form of residential development and the Vendor will retain 30% uplift in value on the land over a 30 year period. A draft of the overage agreement will be available from the selling agents once an offer has been accepted and solicitors are instructed.

SPORTING & TIMBER RIGHTS

These are in hand and will pass with the transfer of the freehold.

LOCAL AUTHORITY

Folkestone & Hythe, Civic Centre, Castle Hill Ave, Folkestone, CT20 2QY.

TOWN AND COUNTRY PLANNING

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provisions of any such matter affecting the property.

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. Details of the Kent Public Rights of Way Map can be obtained from the selling agents on request.

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.

PHOTOGRAPHS

The photographs within this brochure were taken in September 2023.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all 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.

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.

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 Sophie Evans or Alex Cornwallis using the contact details provided below. **PLEASE NOTE:** the selling agents cannot guarantee the structural integrity of the Barn in Lot 1 and therefore please do not enter the Barn at any time accompanied or otherwise.

BTF Partnership, Canterbury Road, Challock, Ashford Kent TN25 4BJ- Tel: 01233 740077 Email: challock@btfpartnership.co.uk

GUIDE PRICES

LOT 1	-	£95,000
LOT 2	-	£295,000
LOT 3	-	£125,000
LOT 4	-	£150,000
LOT 5	-	£75,000
LOT 6	-	£50,000
AS A WHOLE	-	£790,000

LOT 4

LOT 5

btf

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Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ