

THE MARLPIT VINEYARD & APPLE ORCHARDS
BENENDEN | KENT

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PART OF MOUNT HALL FARM
BENENDEN | CRANBROOK | KENT TN17 4AR

Benenden 1.2 miles | Tenterden 4.5 miles
Tunbridge Wells 14.87 miles | London 42 miles

Set in unspoilt High Wealden countryside and surrounded by traditional oak woodland and pastureland. Marlpit Vineyard spans about 10 acres and is planted with Bacchus, Chardonnay, Pinot Noir and Pinot Meunier grapes. The sale includes dessert and culinary apple orchards and arable land in an SFI scheme.

The land also includes part of Tinker's Wood extending to 11.45 acres.

APPROXIMATELY 49.68 ACRES

GUIDE PRICE – £450,000

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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.

INTRODUCTION

The current owners established 11,900 vines on about 10 acres of land in 2021 and have been bottling wine under the Mud Wall label since the grapes in the vineyard matured - www.mudwallwines.com

The apple orchards extend to approximately 19.47 acres and these are let to a local farmer on a farm business tenancy with possession available in autumn 2027. Cox and Bramley are the main varieties. The woodland on the northern side of the land slopes gently down to a stream, which forms the northern boundary. This area is traditional oak and coppice woodland, being the southern part of Tinker's Wood extending to about 11.45 acres. The balance of the land has been entered into an SFI environmental scheme.

LOCATION

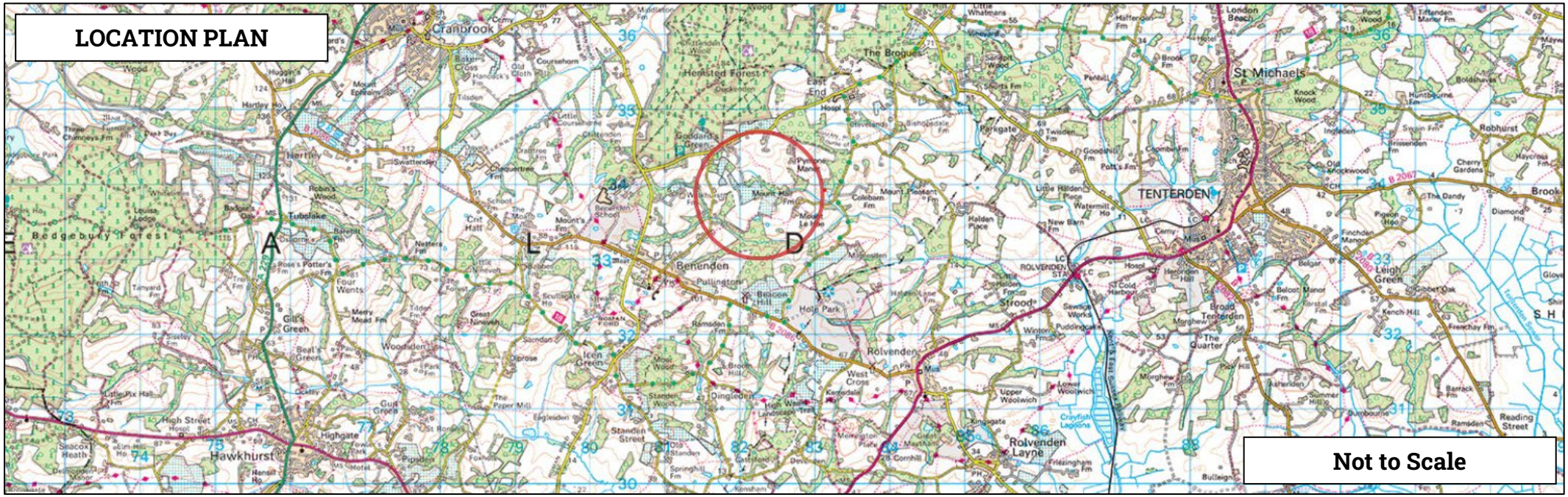
Located a mile North of Benenden, the vineyard and orchards are within 30 minutes' drive North to Staplehurst and Headcorn village, with their mainline rail connections to London in under an hour. The towns of Cranbrook and Tenterden are both within a 15-minute car journey providing further amenities and facilities. This location is renowned for its quality of local schools, in both the private and state sectors, with the most notable being Benenden, Ashford, Kings Canterbury, Tonbridge, Cranbrook and Sutton Valence. In addition, there are prep schools at Dulwich, St Ronans, Sutton Valence and Marlborough House. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and village

DIRECTIONS

From the crossroads in the centre of Benenden, proceed north on New Pond Road, towards Sissinghurst. After a mile turn right into Goddards Green Road, opposite the gates to Benenden School signposted 'Benenden Hospital'. Proceed for another mile passing through the small hamlet of Goddards Green and the access track to the land is on the right hand side, just past the green. Turn down the track, bear left and continue for ¼ a mile until the gates to the orchard and vineyard is reached on the left. Please Park and walk from the gateway.

WHAT THREE WORDS

Entrance to track from Goddards Green Road **resorting.clutches.sonic** · After 50 yards where the track forks, bear left at **today.diplomat.certainty** · Follow the track south for approximately quarter of a mile until the gateway to the land is found at **dividing.undertook.swoop** where the track becomes unnavigable to vehicles.









THE VINEYARD
The vineyard is planted with approximately 11,900 vines comprising Bacchus, Chardonnay, Pinot Noir and Pinot Meunier. It is a productive and high quality vineyard which produced 17 tonnes of fruit in the 2026 harvest. This is anticipated to increase as the vines mature.

The vineyard has a southwest aspect and at around 80 metres above sea level the frost risk is mitigated.

Land drainage at 10 metre spacing was installed prior to planting and the clay soils over Tunbridge Wells sands are well suited to grape production.

ACREAGES
The land extends to approximately 49.68 acres and in summary, the use is as follows:

Vines:	10.26 acres
Apples:	19.47 acres
Arable/SFI:	8.50 acres
Woodland:	11.45 acres
That totals	**49.68 acres**

ACCESS
Access to the land is over right of way between points A & B from the Goddards Green Road in the North.

TENURE
The land is offered freehold with vacant possession available upon completion.

SERVICES
A water supply is connected to the property. The purchaser will be required to sub meter on the boundary.

PHOTOGRAPHS
The photographs included in these particulars were taken in August 2026

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

LOCAL AUTHORITIES
Tunbridge Wells Borough Council
Mount Pleasant Road, Royal Tunbridge Wells, Kent TN1 1RS
Kent County Council
Invicta House, County Hall, Maidstone, Kent ME14 1XQ

EASEMENTS, WAYLEAVES & RIGHTS OF WAY
The property is sold subject to contract 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.

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.

TENANT RIGHT
The vendor reserves the right to recover all input costs, including pruning, sprays and fertilisers, for the benefit of the 2027 vine and apple harvest, depending on the date of completion.

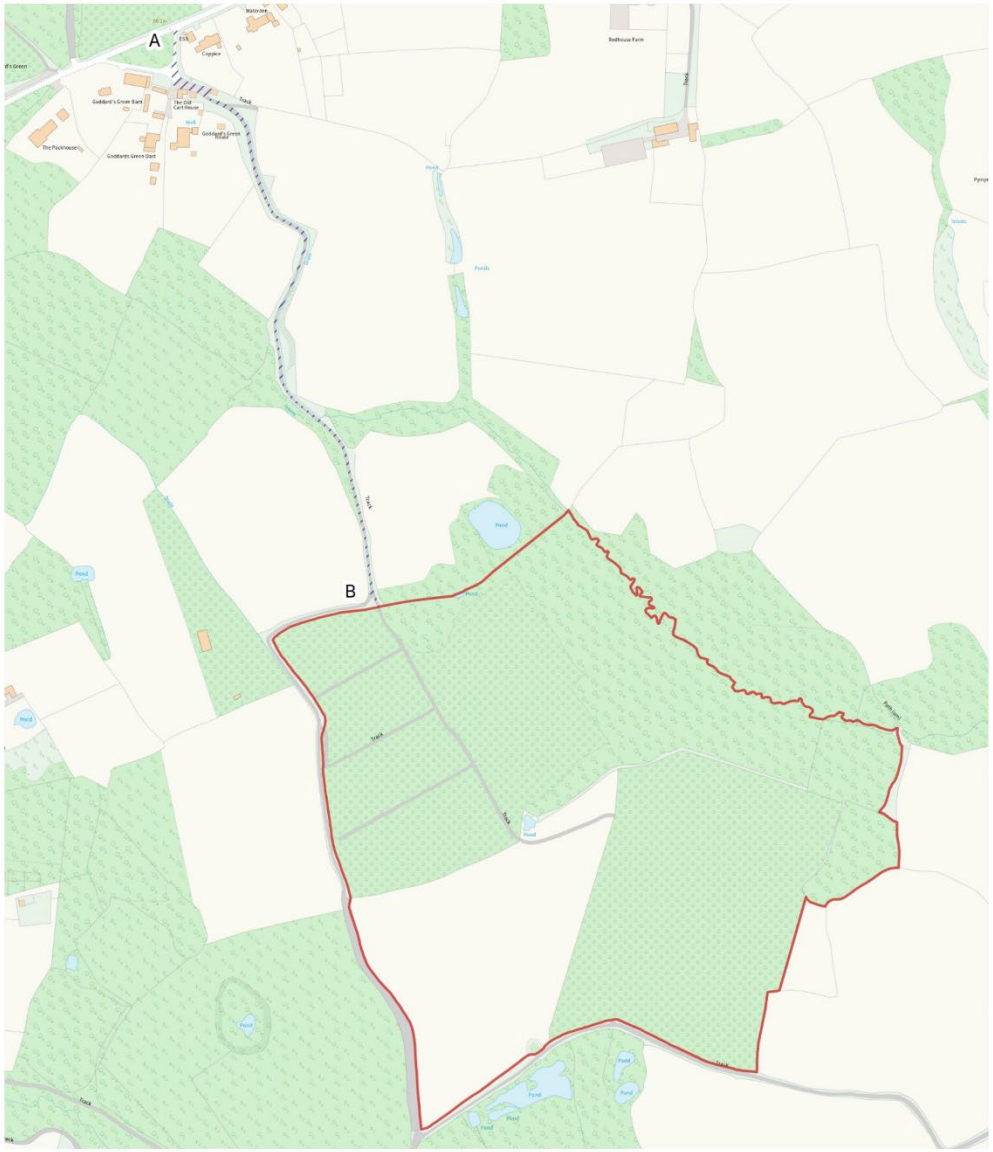
METHOD OF SALE
The land is offered for sale by private treaty as a whole. The vendor reserves the right to take the land to formal tender, informal tender or auction at a later date. Offers for part may be considered on merit.

VIEWINGS
If you would like to view, please contact Richard Thomas on the contact details below:
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BOUNDARY PLAN



Produced on Land App, Oct 13, 2026.
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NOT TO SCALE

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Land and Property Experts

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