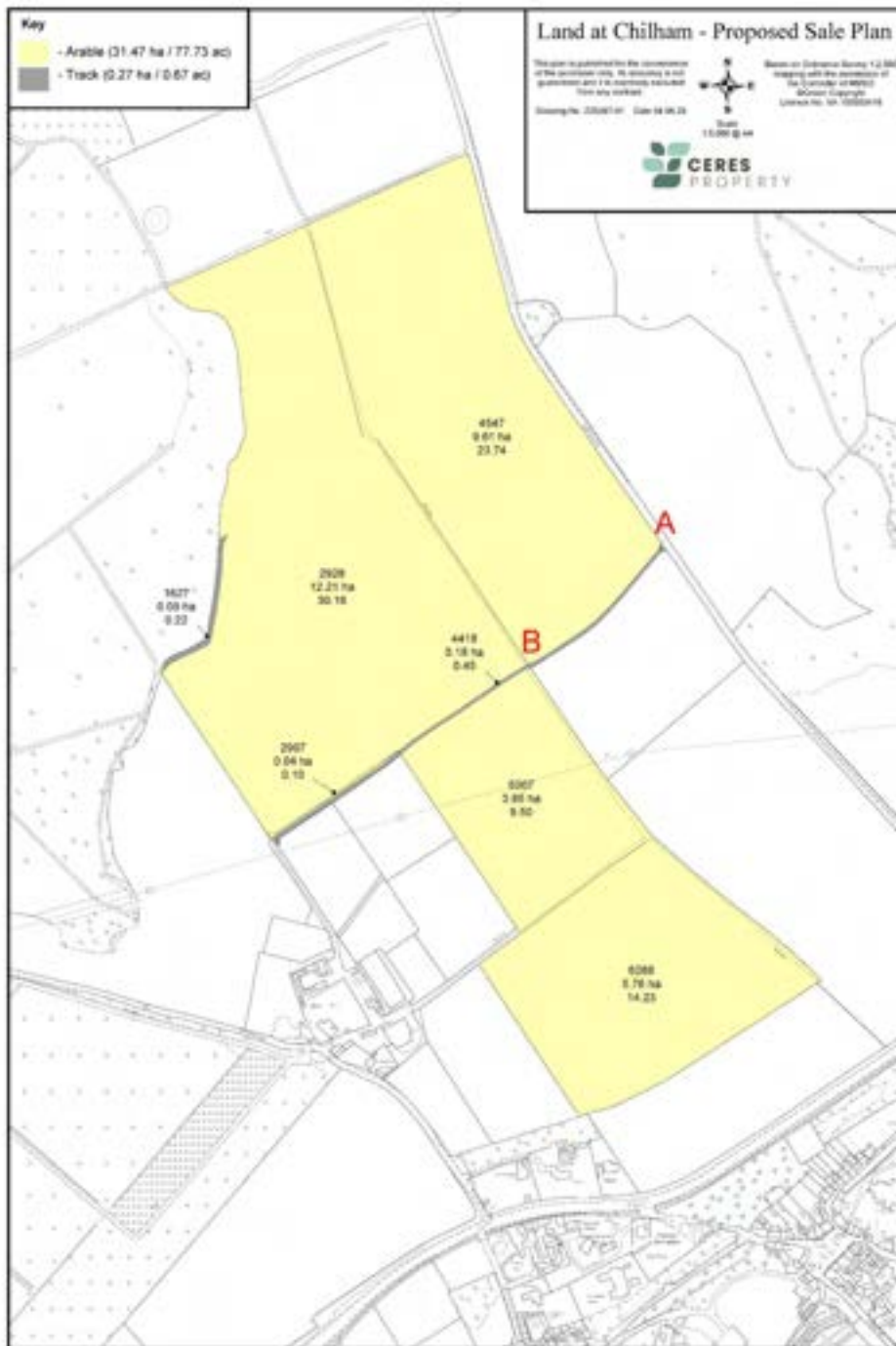




# LAND AT CHILHAM, KENT, CT4

77.73 ACRES OF GRADE 2 & 3 LAND





## SUMMARY

A highly-productive block of farmland situated to the north of Chilham, Kent, within the Kent Downs National Landscape.

The land is available for sale as a whole, comprising 78.40 acres (31.72 hectares), of which 77.73 acres is high yielding arable land.

## LOCATION

The land is located just north of the architectural village of Chilham in Kent. It lies approximately 8 miles southwest of Canterbury and 0.5 miles northwest of the A28 road, connecting it to the town of Ashford and other major road networks such as the M20 and M2 motorways.

Access to the land is available from New Cut Road on its eastern boundary.

The closest postcode is CT4 8JY .

What3Words: ///forgets.certified.flamingo

## THE LAND

The block of land is divided into four well-sized fields, comprising 77.73 acres (31.47 hectares) of high yielding farmland and 0.67 acres (0.27 hectares) of farm track. The land has been farmed for many years in a rotation of oilseed rape, winter and spring wheat, spring beans, and spring barley.

The land is classified as Grade 2 and 3 by DEFRA. It is described by the Soil Series of England and Wales as the Coombe 1 soil series being a well drained calcareous fine silty soil over chalk, well suited to growing cereals and horticultural crops.

## **METHOD OF SALE**

The Land is available for sale as a whole by Private Treaty.

## **TENURE & POSSESSION**

The land is for sale freehold with vacant possession upon completion.

The property is registered under title number TT97819.

## **BOUNDARIES**

All boundaries outlined on the attached plans are for identification purposes only. Potential buyers are responsible for confirming the boundaries.

Any mistake, omissions, or inaccuracies will not allow the buyer to cancel the contract or claim compensation.

## **SPORTING, TIMBER & MINERAL RIGHTS**

All sporting and timber rights are included in the freehold sale, insofar as they are owned.

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The vendor shall retain a right of way at all times and for all purposes between points A and B on the sale plan. Further details available from the Vendor's agent.

The site is sold subject to, and with the benefit or burden of all rights of way,

whether public or private, light, support, drainage, water, and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in these particulars or not.

## **EARLY ENTRY**

The Purchaser may be permitted early entry onto the property for cultivation purposes following exchange of contracts, subject to the Vendor's consent and on terms to be agreed.

## **VAT**

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part thereof, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## **HEALTH & SAFETY**

Given the potential hazards of a working farm, we ask that you exercise caution when viewing the property. Neither the seller nor the selling agents are responsible for the safety of those viewing the property, and accordingly, those viewing the property do so at their own risk.





## CROPPING SCHEDULE

Field (OS Reference)	2021	2022	2023	2024	2025
2928	Winter Beans	1st Wheat	2 <sup>nd</sup> Wheat	OSR	1 <sup>st</sup> Wheat
5007	Winter Beans	1 <sup>st</sup> Wheat	2 <sup>nd</sup> Wheat	OSR	1 <sup>st</sup> Wheat/NUM3
6288	Winter Beans	1 <sup>st</sup> Wheat	2 <sup>nd</sup> Wheat	OSR	1 <sup>st</sup> Wheat
4547	Winter Beans	1 <sup>st</sup> Wheat	2 <sup>nd</sup> Wheat	OSR	1 <sup>st</sup> Wheat

## LOCAL AUTHORITY

Ashford District Council, International House, Dover Place, Ashford TN23 1HU.

## GUIDE PRICE

Offers in the region of £750,000 for the whole.

## ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer is accepted, the purchaser(s) must provide any requested information to complete the necessary due diligence as a legal requirement.

## VIEWINGS

Strictly by appointment with the Vendor's agent. All viewings will be conducted in accordance with current guidelines.

## CONTACT

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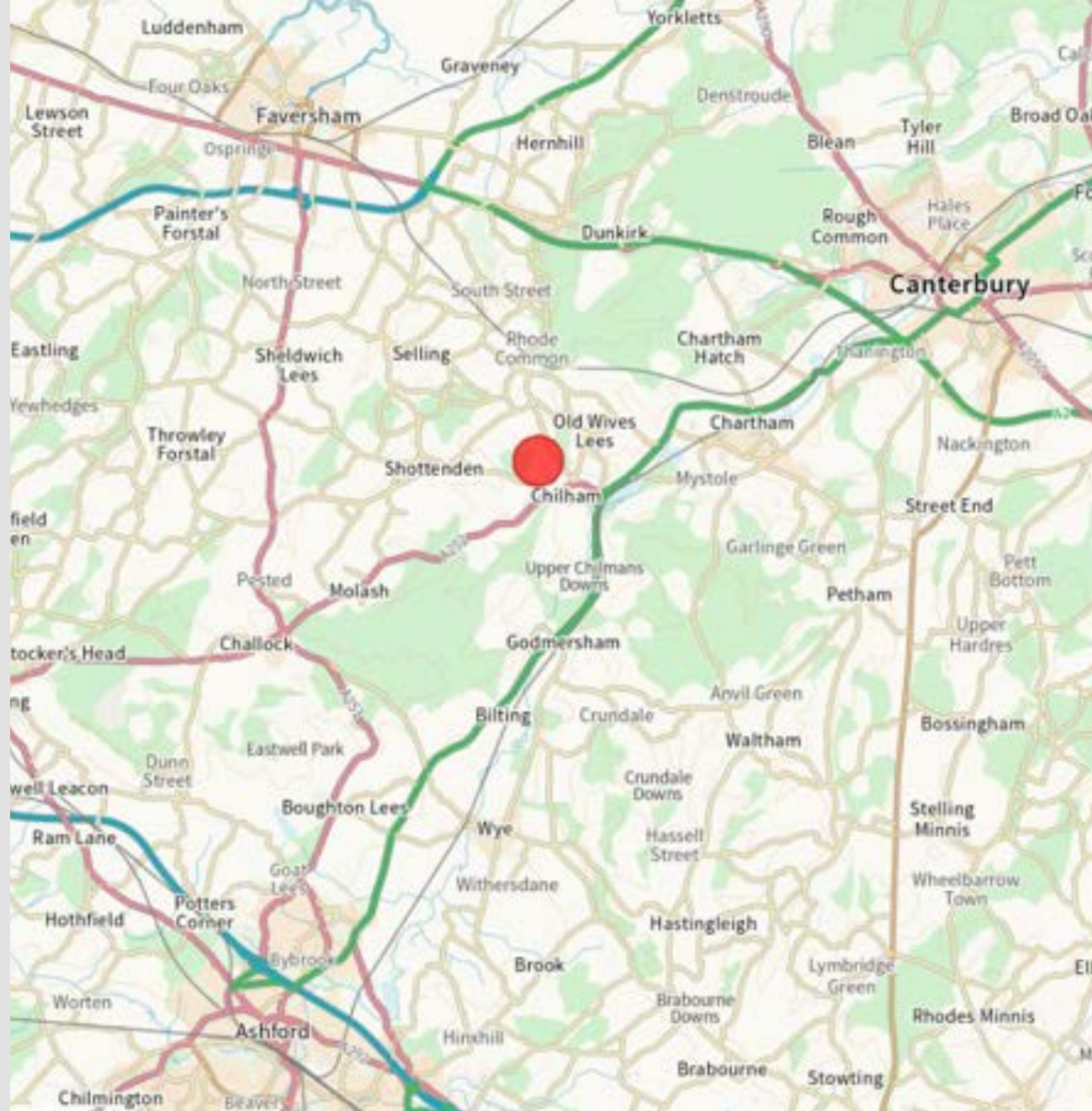
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