



Land & Property Experts



**LAND AT ROMDEN ROAD  
HAFFENDEN QUARTER · SMARDEN · ASHFORD · KENT TN27 8QR**



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SMARDEN  
ASHFORD  
KENT  
TN27 8QR**

<i>Smarden</i>	- 1.2 miles
<i>Bethersden</i>	- 3.6 miles
<i>Tenterden</i>	- 6 miles
<i>Ashford</i>	- 10.5 miles

**A ring fenced parcel of arable land with potential for BNG opportunities, situated between the villages of Smarden and Bethersden.**

- Two easily maintained field enclosures
- Long stream frontage on the eastern boundary
- Road frontage and access to Romden Road and Bethersden Road
- In all approximately 32 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

**OFFERS INVITED IN EXCESS OF £300,000**

**VIEWING:** - Strictly by arrangement via the sole agents

**BTF Partnership  
Canterbury Road  
Challock· Ashford  
Kent TN25 4BJ  
01233 740077 / challock@btfpartnership.co.uk**

**LOCATION**

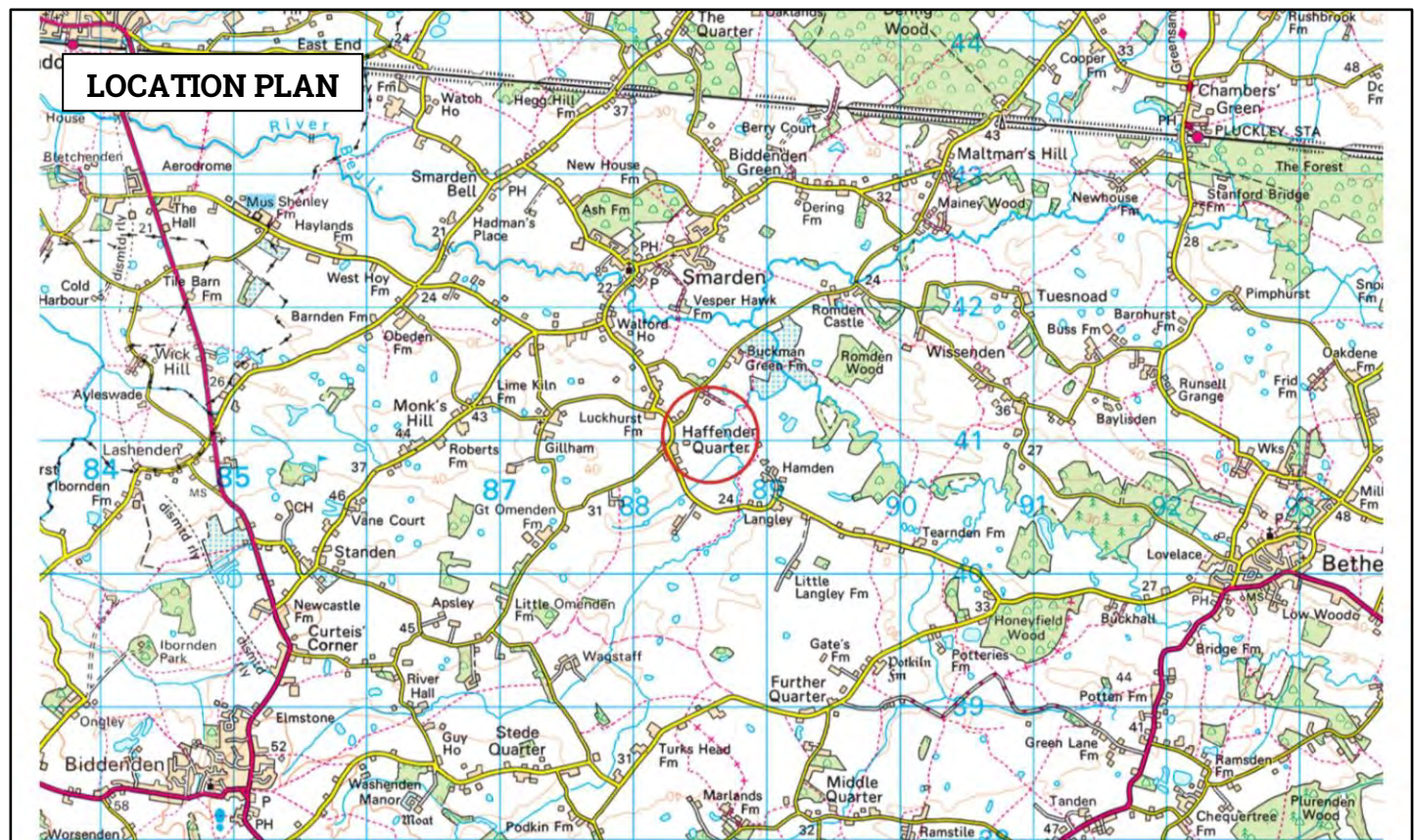
The Land at Romden Road is situated between the villages of Smarden and Bethersden which are both within a four mile radius. Ashford is situated approximately 10.5 miles to the east, with excellent road links via the M20 and rail communications. The Port of Dover is also located approximately 32 miles to the south-east, providing connections to Europe. Please see the Location Plan below for the exact location in relation to the surrounding towns and villages.

**DIRECTIONS**

From Smarden village, head south-west over the river bridge and then turn left into Bethersden Road. Continue for approximately half a mile around the S bends. Romden Road is on the left and the main entrance gates are about 100 yards further on in Bethersden Road.

**WHAT 3 WORDS**

///sprinter.exposing.arch- entrance gateway from Bethersden Road





**DESCRIPTION**

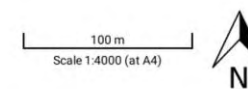
The Land at Romden Road is classified as Grade III on the Agricultural Land Classification Plan for England and Wales and extends in total to 32 acres. The land is a clay loam typical of this part of the Weald and has been tile drained. The outfall pipes are clearly marked with red top posts. Access to the parcel is direct from Bethersden Road via double metal gates and there is an access to Romden Road, temporarily closed by a barrier at the moment.







Produced on Jan 25, 2024.  
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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.

## **CURRENT FARMING**

The land has grown a rotation of cereals and beans in recent years.

## **FENCING AND BOUNDARIES**

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

## **ACREAGES**

The land extends to approximately 32 acres. This acreage is taken from Land App data and is for guidance purposes only, and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

## **SPORTING RIGHTS**

The sporting rights are in hand and will pass with the sale of the freehold.

## **SERVICES**

No services are connected to the property.

## **LOCAL AUTHORITIES**

**Ashford Borough Council**, Civic Centre, Tannery Lane, Ashford, Kent TN23 1PL

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

## **NATURE BASED SOLUTIONS**

It is considered the land offers Natural Capital opportunities, with scope under the new Environmental Land Management Systems and for other nature based solutions, including a possible BNG management plan.

## **PLANS**

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

## **EASEMENTS, WAYLEAVES & 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.

There is a footpath along the track (not owned) running to the north-east corner of the land where there is a gateway, also now temporarily closed with a barrier.

## **TENURE**

The land is let until after the 2024 harvest when vacant possession will be available. Further details on request.

## **PHOTOGRAPHS**

The photographs included in these particulars were taken in January 2024.

## **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. Please note that offers for part may be considered by the vendor.

## **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.

## **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.

## **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 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.

## **BTF Partnership**

**Clockhouse Barn, Canterbury Road**

**Challock, Ashford**

**Kent TN25 4BJ**

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[challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)

Ref: RPT/R1498.2

**OFFERS INVITED IN EXCESS OF £300,000**





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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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