



THE SELLING COURT FARMLAND, FAVERSHAM, KENT





THE SELLING COURT FARMLAND

SELLING, NEAR FAVERSHAM, KENT ME13 9RL

An excellent opportunity to acquire 504.14 acres (204.01 ha) of Grade I & II fruit growing land in the north Kent fruit belt.

APPROXIMATE MILEAGES:

Faversham 4 miles • Canterbury 7 Miles • London 57 miles • Ashford 13 miles



- 187.99 acres (76.08 ha) for sale with vacant possession.
- 183.70 acres (74.34 ha) in two blocks for sale subject to a 25 year lease back provision.
- 70.13 acres (28.38 ha) subject to a 5 year lease back provision.
- 62.32 acres (25.22 ha) subject to a 20 year lease back provision.
- The property is for sale as a whole or in up to four Lots.

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National Farms and Estates Agency
17-18 Old Bond Street
London W1S 4PT
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Contact: Giles Wordsworth

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23 Kings Hill Avenue
Kings Hill, Kent ME19 4UA
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Contact: Will Banham

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Clockhouse Barn
Canterbury Road
Challock, Kent TN25 4BJ
t 01233 740077
richard.thomas@btfpartnership.co.uk
Contact: Richard Thomas and Stuart Sillars

LOTTING

The property is offered as a whole or in up to 4 Lots or a combination of these comprising:

Lot 1 – The Norham Farmland for sale subject to a sale and lease back provision comprising 70.13 acres (28.38 ha)

Lot 2 – Two separate parcels for sale subject to a sale and lease back provision including; the Selling Court Farmland and Harefield Farmland extending to 103.32 acres (41.81 ha) and the Oversland Farmland extending to 80.38 acres (32.53 ha).

Lot 3 – The Appelby Farmland comprising 62.31 acres (25.22 ha) for sale subject to a sale and lease back provision.

Lot 4 – The Stone Stile Farmland comprising 187.99 acres (76.08 ha) for sale with vacant possession.

SITUATION

The land is located to the South East of the village of Selling which is approximately 4 miles from Faversham, 7 miles from the City of Canterbury and 11 miles from Ashford. The mainline railway at Selling station lies in close proximity providing a rail connection to London Victoria. The M2 motorway at Junction 7 is about 2½ miles distant.



DESCRIPTION

Lot 1 The Norham Farmland

A block of approximately 70.13 acres (28.38 ha) classified Grade 2 on the Land Use Classification Maps and used recently to grow strawberries on a table top system under polytunnels. The land is divided into convenient parcels by windbreaks.

The land has frontage to Selling Road on the southern boundary, with access over two rights of way to be granted over land retained by the vendors.

This Lot is offered for sale subject to a farm business tenancy to the vendors for a period of 5 years at a rent of £200 per acre.

Lot 2 The Selling Court, Harefield and Oversland Farmland

An area of 183.70 acres (74.34 ha) in two blocks to be sold subject to a farm business tenancy in favour of the vendors for a period of 25 years at a commencing rent of £200 per acre. It should be noted that under the terms of this agreement, current plantings on Lot 2 will be treated as a tenant's improvement.

The Selling Court farmland comprises 103.32 acres (41.81 ha) classified grade 2 farmland which is currently planted with Top fruit primarily Gala, Braeburn and Cox apples with pollinators and Conference Pears. (Please see planting schedule in the data room).

The Oversland Farmland comprises 80.38 acres (32.53 ha) of predominantly grade 1 orchard land with a small area of grade 3. This is planted with Gala and Jazz apples with associated pollinators. (Please see planting schedule in the data room).

Lot 3 The Appelby Farmland

This lot comprises 62.31 acres (25.22 ha) of grade 1 and 2 orchard land planted with Braeburn apples and a mixture of plum varieties.

This Lot will be offered for sale subject to a farm business tenancy in favour of the vendors for a period of 20 years at a commencing rent of £200 per acre.

Lot 4 The Stone Stile Farmland

A block of land extending to 187.99 acres (76.08 ha) classified Grades I & II on the Land Use Classification Maps and planted to a mixture of top fruit varieties with bare land available for plantings.

The principle apple varieties are Gala, Braeburn, Jazz and Cox with associated pollinators. This Lot is offered for sale with vacant possession.

THE LAND

Soil types are mainly Hamble 1 (silty soils in brick earth and Coombe 1 (chalky silty soils) particularly suited to fruit growing.

Classified mostly Grades 1 & 2 with a small area of Grade 3. The orchard sizes are well suited to efficient top fruit farming and most of the land is well roaded with internal tracks providing good access.

LOCAL INFORMATION

Lots 3 and 4 are situated in areas of surface water Nitrate Vulnerable Zones.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There are a number of electricity wayleaves across the property. Details will be available in the data room, and can be obtained from the agents.

A main sewerage pipe runs under Lots 1 and 2, details of which can be obtained from the agents. Footpaths cross Lots 1, 2 and 3 and a bridleway crosses Lot 4. A deposit and statutory declaration was made under Section 31 (6) of The Highways Act 1980 on 13/04/2012.

PLANNING

All of the Lots are situated in the North Downs Area of Outstanding Natural Beauty.

LOCAL AUTHORITY

Swale Borough Council, Swale House,
East Street, Sittingbourne, Kent ME10 3HT
t: 01795 417850

Kent County Council, County Hall,
Maidstone, Kent ME14 1XQ
t: 03000 414141
e: county.hall@kent.gov.uk

Ashford Borough Council, Civic Centre,
Tannery Lane, Ashford, Kent, TN23 1PL
t: 01233 331111
e: customer.care@ashford.gov.uk

SUBSIDIES & GRANTS

There are no Environmental Stewardship Schemes affecting any of the Lots to be sold.

The vendors will retain the Basic Payment Scheme entitlements that attach to Lots 1, 2 and 3 under the terms of the FBTs and these will be transferred to the purchaser or their successors in title upon expiry of the tenancy. The BPS entitlements in as far as they relate to Lot 4 are included and will be available for transfer to a purchaser at completion. Further details on the BPS eligible areas of each lot are available from the joint selling agents.

SPORTING RIGHTS

Sporting rights are in hand and will pass with the sale of each lot.

TIMBER

Any standing timber is included in the sale.

MINERALS

Mineral rights are included and will pass with the sale of each lot.

SOLICITORS

Attn: Henry Cecil, Bircham Dyson Bell LLP,
50 Broadway, Westminster, London SW1H 0BL
t: (0)20 7783 3612
e: henrycecil@bdb-law.co.uk

TITLE DEEDS

The property is registered title.

SALES CONDITIONS

Further details are in the data room and are available on request to include:

- Draft Farm Business Tenancies
- Detailed cropping records
- Land Registry title information
- Approximate Tenant Right Valuations for Lot 4
- Entitlement Statements

TENURE

Lot 4 is for sale with vacant possession. Lots 1, 2 and 3 are subject to the provisions of a sale and leaseback and copies of the proposed farm business tenancies are available for inspection in the data room.

VAT

The land is not opted for tax but the Vendor's farming business is registered for VAT and VAT is applicable to elements of the tenant right valuation and entitlements.

TENANT RIGHT AND HOLDOVER

The vendor will charge for any work done to the top fruit plantings on Lot 4 post-harvest 2014 until the date of completion. This will comprise mostly beneficial sprays and pruning.

TENANT'S IMPROVEMENTS

All current and future fruit plantings on Lot 1, 2 and 3 will be treated as tenant's improvements. The tenants will have full freedom to grub and replant as necessary during the term of the FBT and the purchaser will not be contracted to compensate the occupier for plantings at the end of the tenancy unless otherwise agreed.

CROPPING

The land has been cropped with top fruit or soft fruit for a long period with some areas of arable.

LOTING

The property is available for sale as a whole or in up to 4 lots or a combination of lots.

POST CODE

ME13 9RL

DIRECTIONS

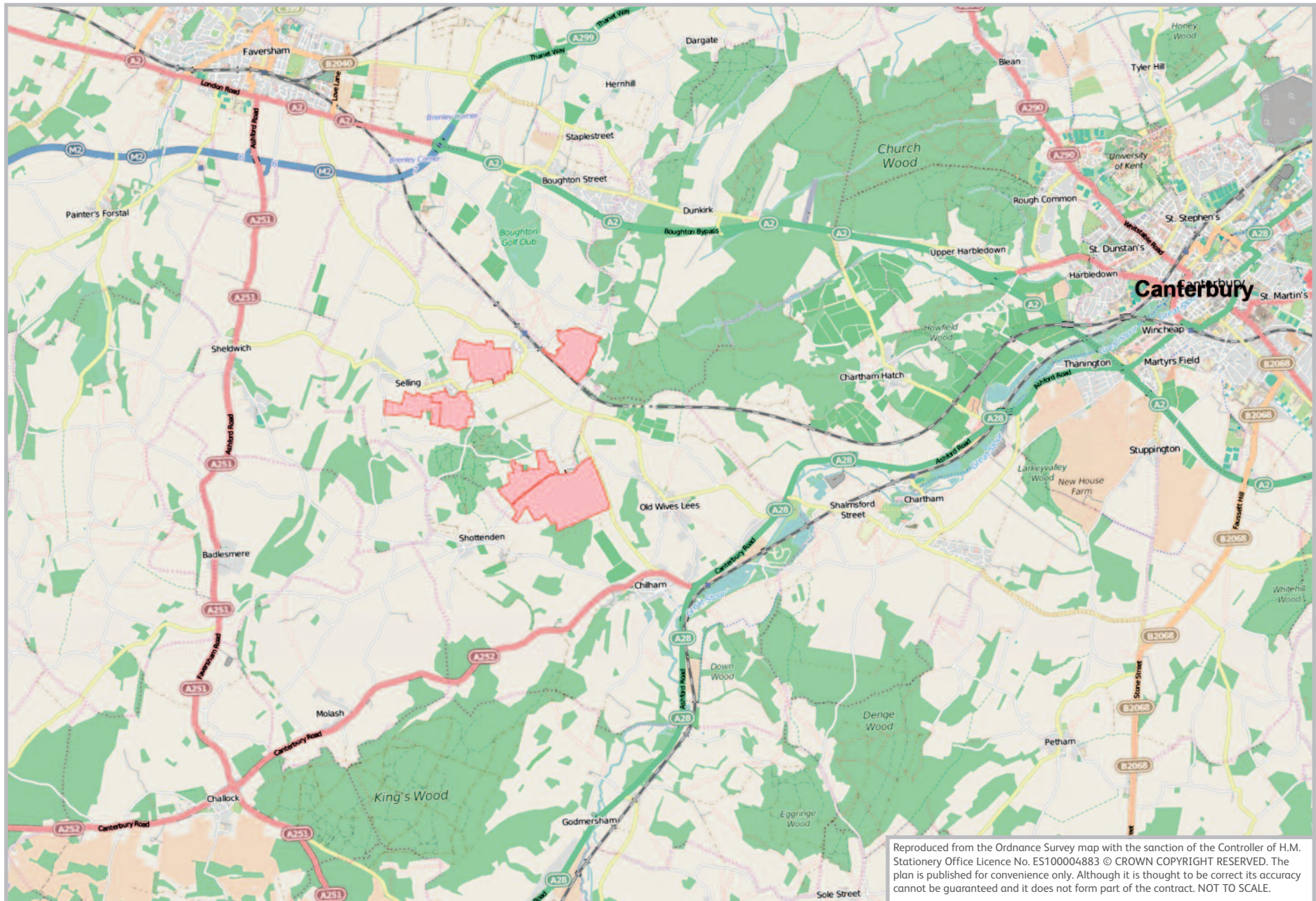
From Junction 7 of the M2 follow the A2 towards Faversham, take a left turn at the Shell garage onto the Selling Road. Follow the Selling Road for 2 – 3 miles past the hamlet of Neames Forstal and the Selling Railway Station. Lot 1 is a further ¼ mile beyond the railway station on the right hand side.

VIEWING

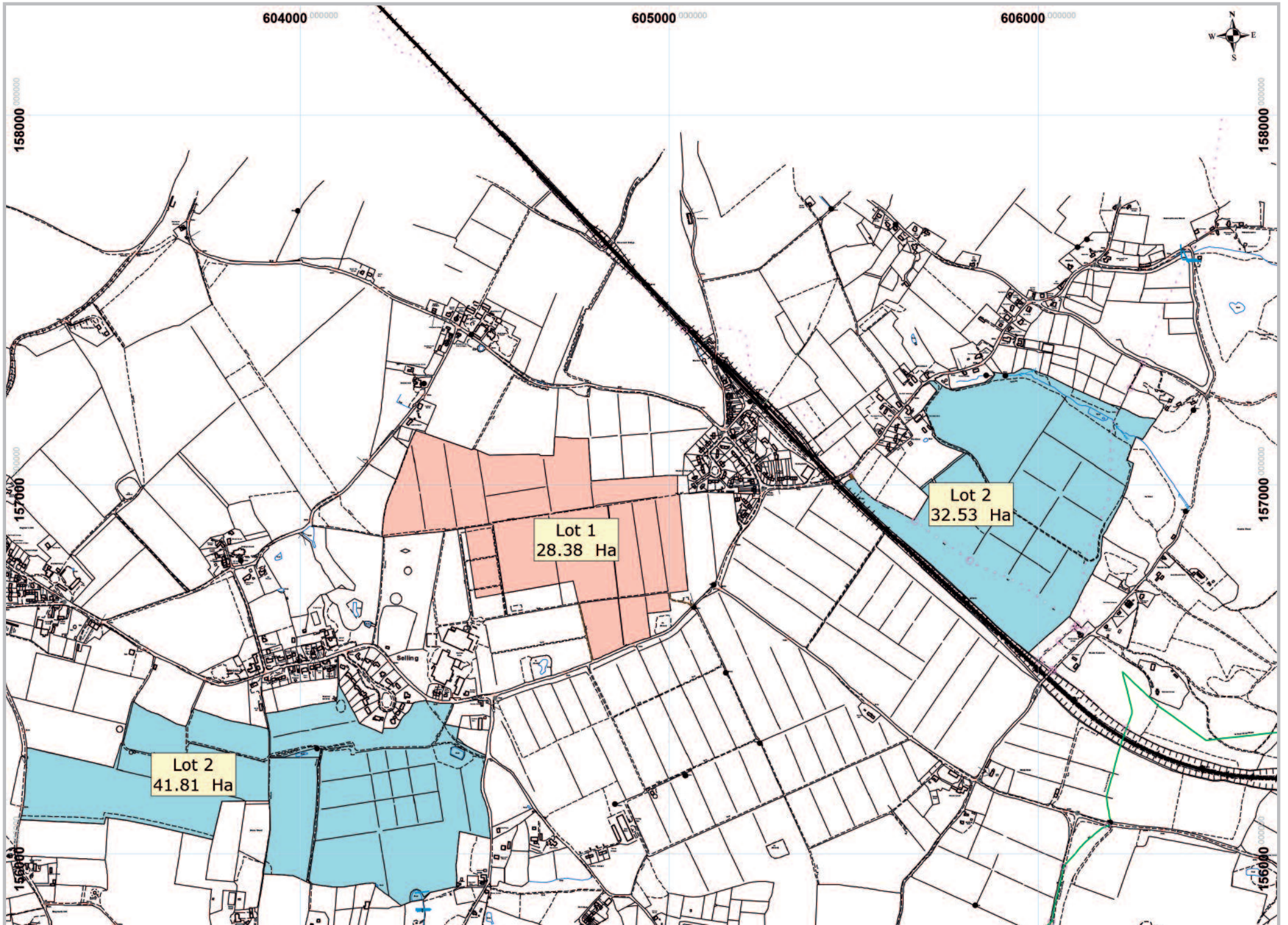
Strictly by appointment with the joint agents: Smiths Gore and BTF Partnership.

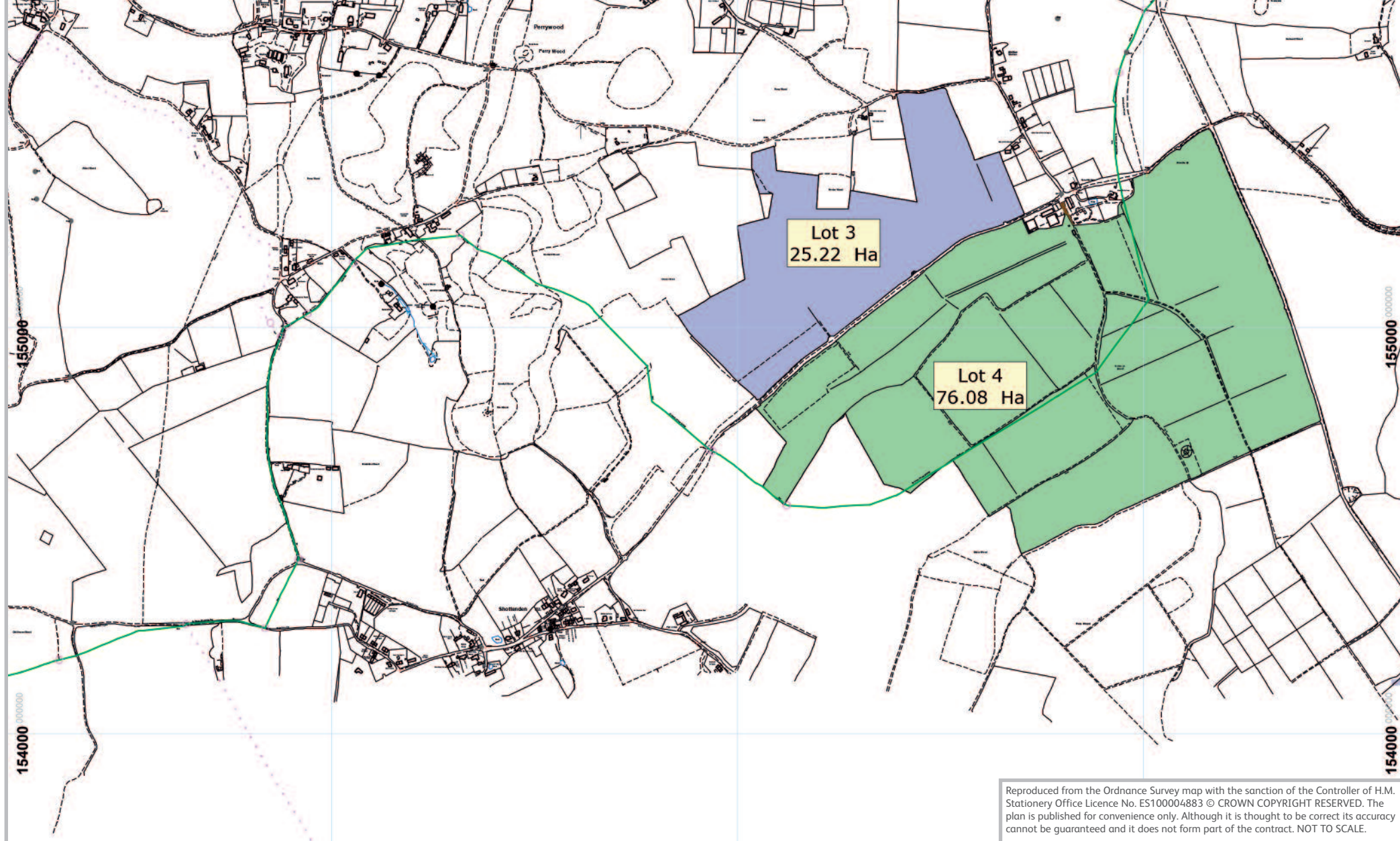
DATE OF INFORMATION

Particulars prepared – January 2015
Photographs taken – January 2015



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IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise. Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller. The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us. A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her. We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.





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