



Land & Property Experts



**THE NEW LUCKHURST FARMLAND
SMARDEN · ASHFORD · KENT TN27 8QT**

THE NEW LUCKHURST FARM LAND ASHFORD SMARDEN KENT TN27 8QT

<i>Gatwick Airport</i>	- 55 miles
<i>Central London</i>	- 44 miles
<i>Ashford</i>	- 10 miles
<i>Junction 9, M20</i>	- 10 miles
<i>Tenterden</i>	- 8 miles

Two parcels of level arable land situated in the Weald of Kent between the villages of Smarden and Bethersden.

- 162.69 acre of Grade III arable land.
- The land is considered to have BNG opportunities.
- Large enclosures suitable for modern arable farming and very little wastage.
- The land has comprehensive land drainage.
- Road frontage access and magnificent wealden ponds.
- Available as a whole or in two lots.

LOT 1 - 136.85 acres
GUIDE PRICE: - £1,250,000

LOT 2 - 25.84 acres
GUIDE PRICE: - £265,000

VIEWING: - Strictly by arrangement via the sole agents

BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

LOCATION

The land is situated approximately 1 mile from the village of Smarden and 10 miles west of Ashford. Tenterden is approximately 8 miles to the south and the M20 at Ashford (junction 9), is approximately 10 miles to the east with communication links to the M25 in the west and the Channel Tunnel to the east. There are main line train stations at Pluckley and Headcorn close by with a travel journey time into London at just over an hour. The HighSpeed rail link from Ashford to St Pancras Station takes approximately 37 minutes and the station is about 10 miles driving distance by car.

DIRECTIONS

Please see location plan. From Ashford proceed south west on the A28 towards Tenterden. In the village of Bethersden turn right by the The Bull Public House signed towards Smarden and continue along this road for approximately 2.5 miles. The gated entrance to Lot 1 is located on the left hand side, just before the main farm entrance to New Luckhurst Farm. The entrance gate to Lot 2 is on the right hand side a short distance after that.

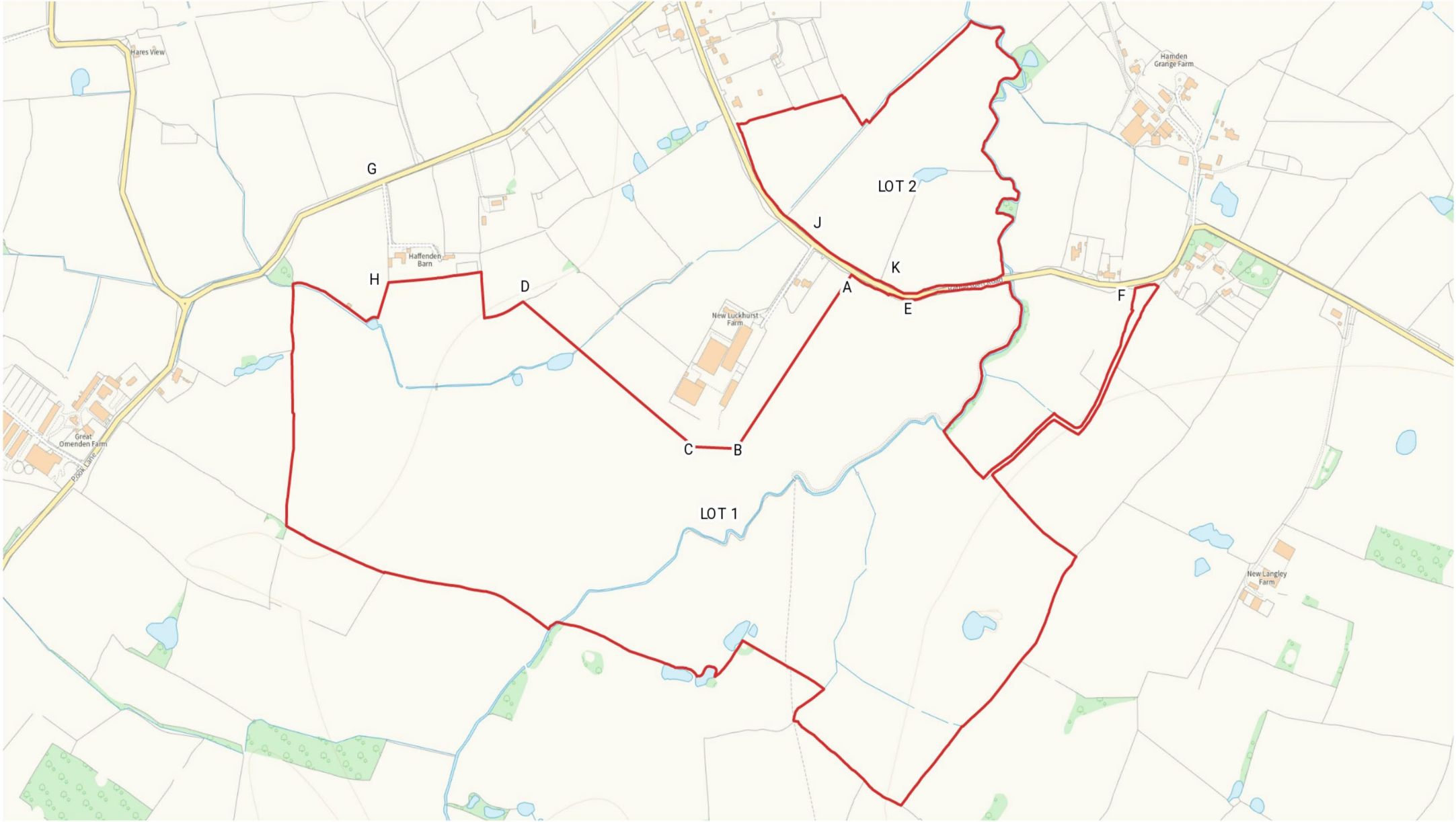
From the west proceed out of Headcorn towards Tenterden and Biddenden on the A274. After crossing the railway line turn left at the next cross roads by Headcorn aerodrome. Continue towards the village of Smarden, turning right just before entering the village into Bethersden Road. Lots 1 & 2 are located after approximately 1 mile on the right and left hand side respectively (see above).

WHAT 3 WORDS





BOUNDARY PLAN







ACREAGES

The land extends to approximately 162.69 acres

Lot 1	136.85 acres
Lot 2	25.84 acres
Total	162.69 acres

These acreages are taken from Land App for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

SERVICES

No services are connected to the property but it is believed that there is a mains water supply in Bethersden Road.

SPORTING RIGHTS

The Sporting Rights are in hand and pass with the sale of the Freehold.

NATURE BASED SOLUTIONS

It is considered that the land offers Natural Capital opportunities with scope under the Environmental Land Management system and of other nature based solutions including a possible BNG management plan.

ACCESS

In addition to the access point to Lot 1 at point E, there is access to the eastern part of the farm from the field gate at point F and then along freehold access strip.

There is also a Right of Way from Pook Lane to the west between points G and H.

Access to Lot 2 is from the field gateways at point J and K.

CURRENT FARMING

The land grew a crop of winter wheat in 2024 and is fallow at the moment.

PHOTOGRAPHS

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

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in two lots as shown. The Vendor reserves the right to take the land to Formal Tender or auction at a later date. Please note that Lot 2 will not be sold before Lot 1.

FENCING AND BOUNDARIES

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

The Vendor will continue to own and occupy New Luckhurst Farmhouse Land and Buildings to the west. The boundary marked A-B-C-D on the sale plan will be defined by a ditch. This will be dug by the vendor and the centre of the ditch will be deemed to be the Land Registry boundary. The future maintenance of the ditch will be the responsibility of the purchaser, and whilst he is not obligated to do so, the vendor proposes to erect a stock proof fence and a hedge on his side of the boundary

LOCAL AUTHORITIES

Ashford Borough Council, Civic Centre, Tannery Ln, Ashford TN23 1PL

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

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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

PUBLIC RIGHTS OF WAY

There are various public rights of way crossing the property. A right of way plan can be provided from the agents upon request.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

TENURE

The land is to be sold freehold and is registered under title numbers K72977 & K201696. Office Copy Entries & Title Plans are available from the selling agents on request.

VIEWING

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

Canterbury Road, Challock, Ashford

Kent TN25 4BJ

Tel: 01233 740077

Email: Richard.thomas@btfpartnership.co.uk

GUIDE PRICE

LOT 1: £1,250,000

LOT 2: £265,000



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