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**Home Farm, Marshside, Canterbury**

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## Home Farm, Marshside, Canterbury, Kent CT3 4ED

**A well established fruit farm with versatile buildings extending to about 146.10 acres (59.12 hectares) with potential for arable reversion.  
For a sale as a whole or in three lots.**

### Situated

The farm is to at Marshside quite close to the A299 Thanet Way. Herne Bay is approximately 4 miles away and the Cathedral City of Canterbury is 9 miles distant. The postcode for the principal building in Lot 1 is **CT3 4ED**.

### Directions

From Junction 7 (Brenley Corner) of the M2/A2/A299, take the A299 Thanet Way towards Margate and Ramsgate. After about 6 miles take the turning signed off to Hillborough and Reculver. Turn left into Heart in Hand Road at the 'T' junction, pass back over the A299 and turn left into Highstead. Follow this road through the hamlet of Highstead into Boyden Gate Hill and the entrance to the building in Lot 1 will be found on the left hand side.

### Description

Home Farm is a useful block of orchards with excellent road access planted with Braeburn & Jazz apples in about 2005 with some further planting of Braeburn in 2015. The land is undulating and it is between 4 and 30 metres above sea level. The land is classified Grade 2 on the DEFRA Land Classification Map, with the soil type being predominately a freely draining slightly acidic loam according to [www.landis.org.uk/soilscapes](http://www.landis.org.uk/soilscapes)

The land was previously in arable production before the current owner purchased the farm and would be suitable for arable reversion.

The land comprises about 146.10 acres (59.12 hectares) and is available as a whole or in 3 lots. A detailed breakdown of the planting is available on request.

Within Lot 1 are two useful buildings. Adjacent to the principal entrance to the farm is a steel portal framed building with an approximate floor area of 435m<sup>2</sup> with a concrete apron, roller shutter and personal doors. In the south eastern corner in Lot 1 is a further general purpose building of block construction with weatherboard cladding with an approximate floor area of 290m<sup>2</sup> used as a workshop, store and for pickers facilities. Lot 1 comprises about 35.76 Ac (14.47 Ha) of Braeburn and 35.16 Ac (14.23 Ha) of Jazz.

Lot 2 comprises about 3.78 Ac (1.53Ha) of Braeburn, 8.10 Ac (3.28 Ha) of Jazz and 15.25 Ac (6.17 Ha) fallow.

Lot 3 comprises about 9.64 Ac (3.90 Ha) of Braeburn and 9.34 Ac (3.78 Ha) of Jazz

### Designations

Under the Canterbury District Draft Local Plan, the whole of the farm falls outside any built up areas but parts of the land fall within the proposed Area of High Landscape Value and the parts closest to Marshside are within a Conservation Area.



### Services

3 phase electricity is connected to the building closest to Marshside and the principal building has single phase electricity. Mains water and private drainage are connected to the general purpose building nearest Marshside. The farm has the benefit of an abstraction licence to draw from the North Stream to the east of Lot 1 – further details are available from the agents.

### Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all existing covenants, wayleaves, easements and rights of way with a public or private, specifically mentioned or not.

There are three electricity substations within the farm owned by Southeastern Power Networks. A plan is available on request.

The farm is crossed by a Byway Open to All Traffic (CB82) and footpaths CB107, CB107A and CB108. A plan showing these is available from the agent.

### Sporting Rights

These are in hand.

### Tenure and Possession

Freehold, with vacant possession on completion, subject to an agreement for holdover to harvest the 2017 crop. Consideration will be given to a purchaser interested in a sale and lease back.

### Basic Payment Entitlements

The opportunity will be given to the purchaser to buy the Basic Payment Scheme Entitlements that relate to the land at an amount to be agreed with the seller, payable in addition to the purchase price.

### Method of Sale

The land is to be offered for sale by private treaty as a whole or in up to three lots. The Sellers reserve the right to take the land to informal tender, formal tender or auction should they so wish. In the event of a sale in lots, the benefit of the abstraction licence will be transferred with Lot 1.

### Plan

Please see the plan overleaf. The boundaries on this plan are indicative only and the land will be sold in accordance with the registered title.

### Areas

Areas quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the area in question.

### Local Authority

Canterbury City Council, Military Road, Canterbury, Kent CT1 1YW (01227 862000). [www.canterbury.gov.uk](http://www.canterbury.gov.uk).

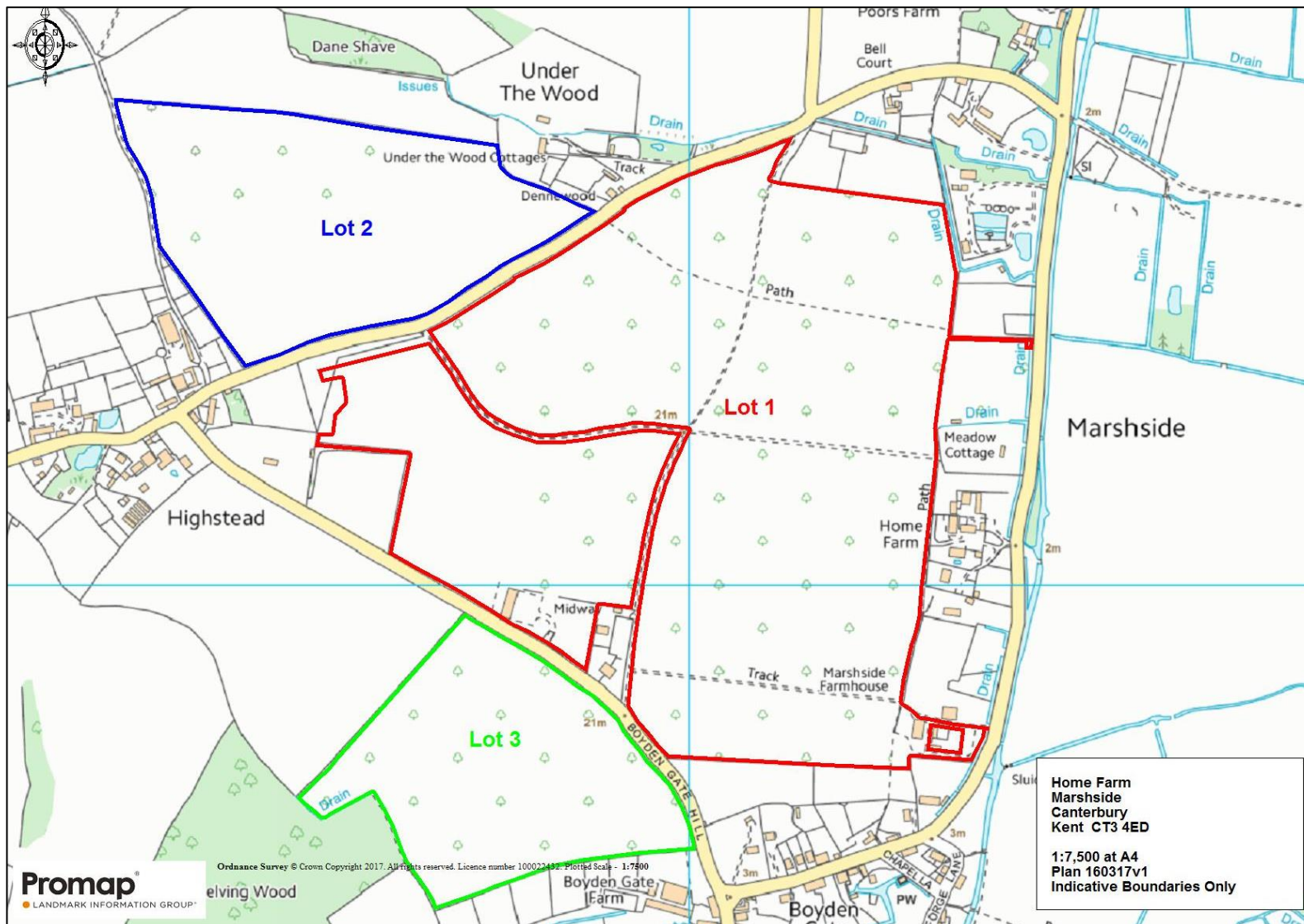
### Viewing

Strictly by confirmed appointment with the agents. Email: [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk). If you are unsure of any details of this land, please speak to Nicholas Rooke on 01227 454111.

### Guide Prices

Lot	Area	Guide Price
Lot 1	95.39 Ac (38.60 Ha)	Region £1,300,000
Lot 2	28.10 Ac (11.37 Ha)	Excess £200,000
Lot 3	22.61 Ac (9.15 Ha)	Excess £230,000
<b>Total</b>	<b>146.10 Ac (59.12 Ha)</b>	<b>Region £1,730,000</b>

Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT and where relevant VAT is charged for in addition to any consideration quoted. VAT is not chargeable in this instance although the seller reserves the right to elect to tax without notice.



**Consumer Protection Regulations:** We have not carried out a survey and are not in a position to express a view on the condition of any property which we are offering for sale. Messrs. Finn's for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Finn's has any authority to make or give any representation or warranty whatever in relation to this property. Details were produced in April 2017.

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