



FOR SALE BY PRIVATE TREATY

Spring Field
East Street
Hunton
Maidstone
Kent ME15 0RD

In all approximately 43.07 acres of Grade II & III arable land
fronting the River Beult.

GUIDE PRICE: - £350,000

LOCATION

The land is situated in the Parish of Hunton approximately 4½ miles to the south west of Maidstone and 4 miles to the north east of Paddock Wood. Both Maidstone and Paddock Wood provide mainline railway connections to London and easy access to the national motorway network via the M20.

Please see location plan overleaf.

DESCRIPTION

The land is classified as Grade II & III on the Agricultural Land Classification Plan for England and Wales. The soils are made up of predominantly the Parkgate and Hook soil series comprising silty soils in brick earth.

The vendor confirms that this land has consistently produced above average yields for the area. Recent yields are as follows:

2015 Oil Seed Rape	1.60 tonnes per acre
2016 Winter Wheat	3.54 tonnes per acre
2017 Winter Wheat	2.84 tonnes per acre
2018 Oil Seed Rape	1.43 tonnes per acre
2019 Winter Wheat	3.41 tonnes per acre

The 2020 Crop is Spring Wheat.

The land extends to a total of 43.07 acres in a single enclosure.

METHOD OF SALE

The property 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 and may consider offers for part on merit.

CURRENT FARMING AND COMPLETION

The land has been in arable production for a number of years.

Vacant possession will be available upon completion subject to a right of holdover to harvest the growing crop.

BASIC PAYMENT ENTITLEMENTS

Basic Payment Entitlements are included in the sale. For further details please contact the selling agents.

SPORTING RIGHTS

Shooting rights are in hand and will pass with the sale of the freehold. The fishing rights are owned by a third party (please contact the agents for further details).

TOWN AND COUNTRY PLANNING

The land is sold subject to any development plan, tree preservation order, town planning schedule, resolution or

notice in force and the purchaser will be deemed to have full knowledge and to satisfy himself with the provision of any such matter affecting the property.

PLANS

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

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2020.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the area of each lot.

ACCESS

The principal access to the land is directly off East Street in the north-eastern corner of the field. Please note access is also available from the village of Hunton to the west along Bishops Lane, which is an adopted highway.

RIGHTS & EASEMENTS

The land is sold subject to and with the benefit of all rights, including 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, masts, pylons, stays, cables, drains and water, gas or other pipes.

FENCING AND BOUNDARY

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

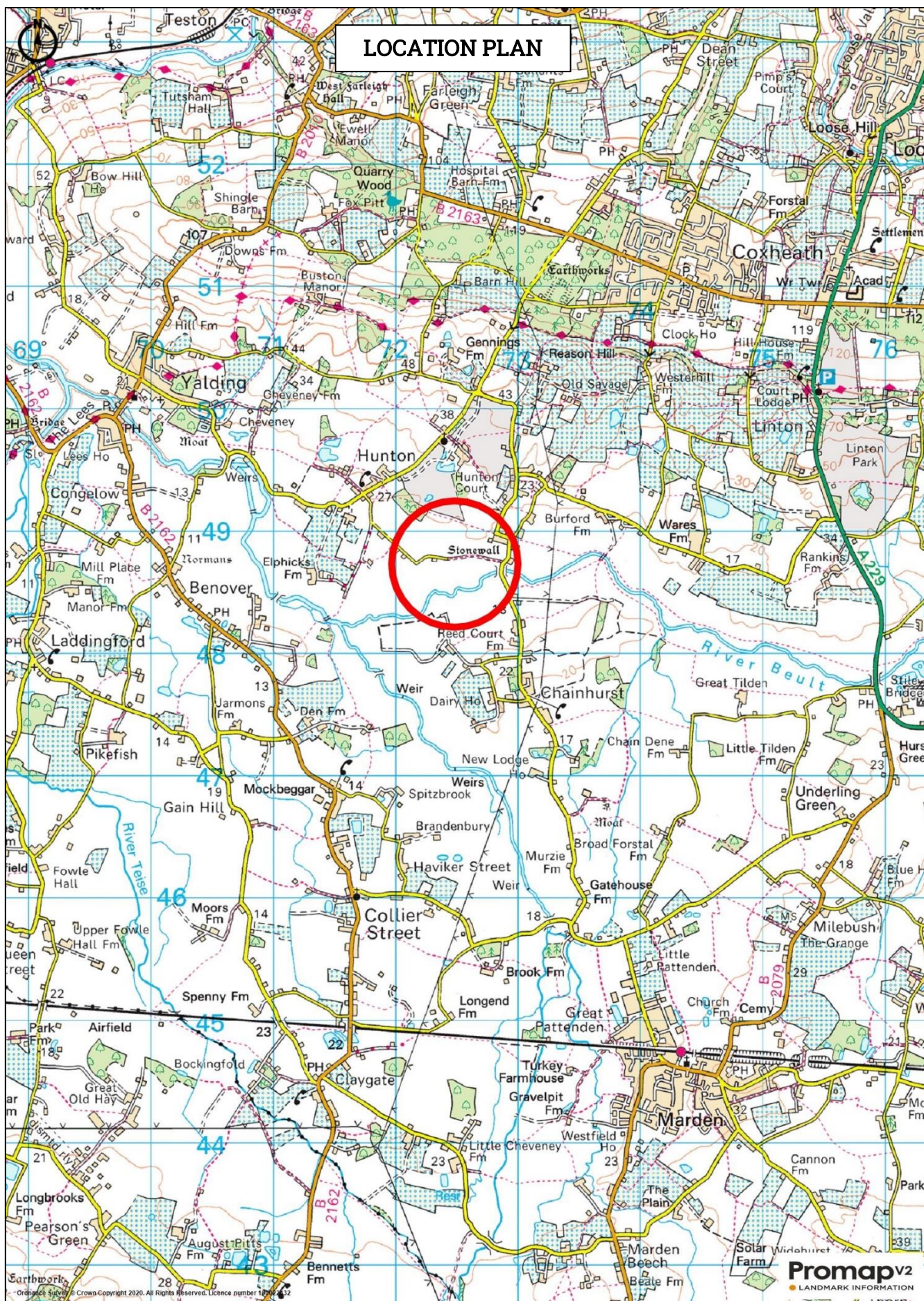
VIEWING

During daylight hours only and strictly by prior appointment with the agents BTF, Challock Office: 01233 740077. Please do not drive vehicles on the land and ensure all gates are closed behind you. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.





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 Partners of BTF is available for inspection at each BTF Office.