



Ham Farm

Greenhills

Barham, Canterbury, Kent CT4 6JY

A small grass farm with excellent and extensive farm buildings and equestrian facilities, comprising a 5 bedroom farm house, 2 bedroom farm cottage, groom's flat, further significant farm and outbuildings, grazing land divided into paddocks with field shelters. Set in a delightful unspoilt rural location with easy access to the A2 and Canterbury.

In all about 21.50 acres.

An additional 14 acres of adjoining land may be available to buy or rent by separate negotiation.

Guide Price: £1,650,000

The Farm House

5 Bedrooms • 3 Bathrooms • Sitting Room • Kitchen/ Breakfast Room • Dining Room • Cloakroom • Double Garage/Cloakroom

Farm Cottage

2 Bedrooms • Bathroom • Living Room • Kitchen • Conservatory • Utility/Cloakroom

Staff Flat

Bedroom • Living Room • Kitchen • Bathroom

Gardens

Attractive Gardens • Indoor Swimming Pool • Greenhouse • Stables

Communications

A2 - 3 miles • Canterbury - 7.5 miles • Dover - 10 miles • M20 Motorway (Junction 11) - 12 miles





Situation

Ham Farm occupies a delightful rural location in a completely unspoilt area about 1.25 miles south west of Barham village centre and only 3 miles off the A2 (T).



The Cathedral City of Canterbury with its extensive shopping, recreational and educational facilities together with delightful architecture only 7.5 miles to the north whilst Dover and the port is only 10 miles to the south east.

The M20 is approximately 12 miles to the south and offers easy access either to the west via Ashford or the east via the A20 to Dover or easy access to the Channel Tunnel Terminal at Folkestone. There are some excellent primary schools in the area and a choice of both public and private secondary schools in Canterbury.

Background

The property was a former pig farm and from 1987 onwards was run as a stud for arab horses. The current sellers have been at the property since the early 1990's and in that time have made significant changes to the property including in particular the recent construction in 2013 of an excellent stable yard with indoor riding arena and the replacement of old farm buildings with an impressive range of new modern buildings which extend in all to about 31,725 sq.ft.

The farm has been mainly run as a very successful game bird rearing enterprise, Canterbury Game and Fowl Ltd and as a base for an agricultural contracting business.

The Sellers might consider the sale of the property to including the game rearing business and its equipment.

The Farm House and Cottage

A spacious detached 5 bedroom farmhouse set in lovely gardens with an indoor swimming pool building, greenhouse and stable block. The detached cottage provides extremely useful and comfortable accommodation set in a nice size garden area.

Equestrian Facilities

1) Indoor School about 100' x 45', a modern steel framed building (built 2013) with board lined walls, roof lights and roller shutter door with viewing gallery. Soft Track Europe silica sand and fibre surface.



2) Stable Yard

a) A range of 4 approx 12' x 12' boxes each with Monarch steel and hard wood fronts with swivel feeders, automatic drinking troughs, plastic corner hay racks.

b) Range of 6 approx 15' x 15' foaling box sized again with Monarch fronts, swivel feeders and automatic drinkers.

c) Feed Room about 19'5 x 12'.

3) Horse Walker

New Farm Buildings

A range of 4 excellent steel framed farm buildings by Robinsons of Scotland with profile sheet cladding, roller shutter and pedestrian doors, corrugated fibre cement roof with skylight, concrete panel walls.

a) **Building 1** about 105' x 45', with a concrete floor throughout, 10 low energy lights, three phase electricity from external generator (the baling/bagging equipment located in this building may be available by separate negotiation with further items also available by separate negotiation).

b) **Buildings 2 & 3** about 150' x 120', a twin span building with hard surface flooring and LED lighting to each section.

c) **Building 4** about 150' x 60', an identical building but slightly detached from buildings 2 and 3.

Green Barn

About 110' x 40', used for general storage.

Barn/Workshop

a) **Main barn/workshop** about 75' x 50' (including lean-to), concrete floor, steel and timber frame, profile sheet roof.

b) **Lean-to/implements store** about 75' x 23'6 and includes the water storage tanks, controls and UV plant.

Former Stables

About 90' x 17' of timber frame under a corrugated iron roof. Divided into 6 bays, 2 of which have stable fronted with 4 open bays. Concrete floor throughout.

Outbuildings

These lie close to the house and comprise;

1) **Hatchery/Former Garage** about 65' x 20', with tiled floor currently housing 4 large 'La Nationale' incubators and 4 large 'La Nationale' hatchers which may be available by separate negotiation.

2) **Small Barn** with a large chiller unit which will be included in the sale. Stairs to viewing platform for the adjoining indoor school connecting door to groom's flat.





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

3) Reception Room about 11'9 x 11'6, with access to chiller.

4) Prep Room about 13'9 x 11'3, sink unit with fitted shelves

Groom's Flat

This includes an entrance hall, living room, kitchen, bedroom and shower room. Connecting door to small barn.

Land

The land is divided into five separate grazing paddocks, some of which have their original field shelters together with a larger parcel of land to the rear of the property which also has a shelter.

Adjoining the property to the east is a field of approximately 14 acres which is currently rented by the owners of the farm but which may be available to either buy or rent from the owner.

Services

House: Water, electricity, private drainage, gas fired boiler.

Cottage: Water, electricity, gas fired boiler, private drainage.

Staff Flat: Water, electricity, gas fired boiler, private drainage.

Buildings: Water and electricity are connected to the main farm buildings. A generator supplies 3 phase electricity to one of the new buildings.

Water is supplied by private bore hole installed in April 2015. There is mains water to the site but this is disconnected.

Planning

The farm cottage is the subject of an Agricultural/Equestrian Occupancy Condition which states "the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agricultural as defined in Section 290 of the Town & Country Planning Act 1971, or at the stud farm or a dependant of such a person".

(The stud farm referred to is Ham Farm which was being used as an arab stud at the time when permission was granted).

Viewings

Strictly by appointment only. **(Ref: F2389).**

Local Authority

Canterbury City Council (01227 862000).

Basic Payment Entitlements

These are strictly excluded from the sale but may be available to the successful purchaser by separate negotiation. The farm is not entered into an Environmental Stewardship Agreement.

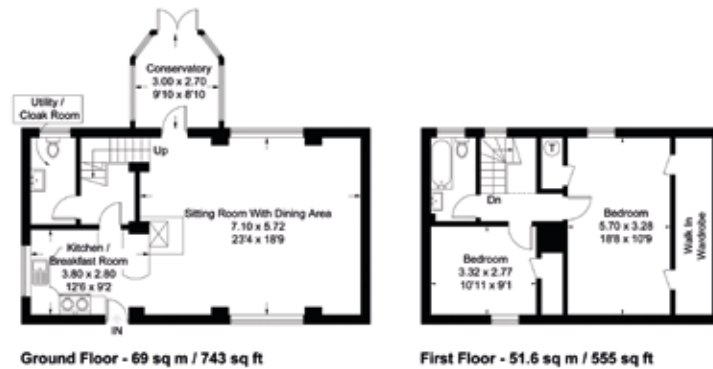
Directions

From Canterbury: Leave the City Centre and join the A2 heading south east towards Dover. Continue on for approximately 2 to 3 miles and take the exit signed Barham/Bishopsbourne. Turn right at the junction, pass under the A2 and left at the next and continue on passing Kingston village and the Black Robin pub. As you enter Barham, turn right into Railway Hill and continue for approximately 1.25 miles where Ham Farm will be found on the left hand side.

From M20 (Junction 11): Leave the M20 and join the A20 heading east before taking the second exit towards Lydinge and Elham. Continue along the Elham Valley Road (B2067) passing through Lydinge and Elham. Drive into Barham village and after passing the Village Hall/Post Office turn left into Railway Hill. Proceed for about 1.25 miles and Ham Farm will be found on the left hand side.



Ham Farm Cottage, Barham



Approximate Gross Internal Area = 120.6 sq m / 1298 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (J0215028)

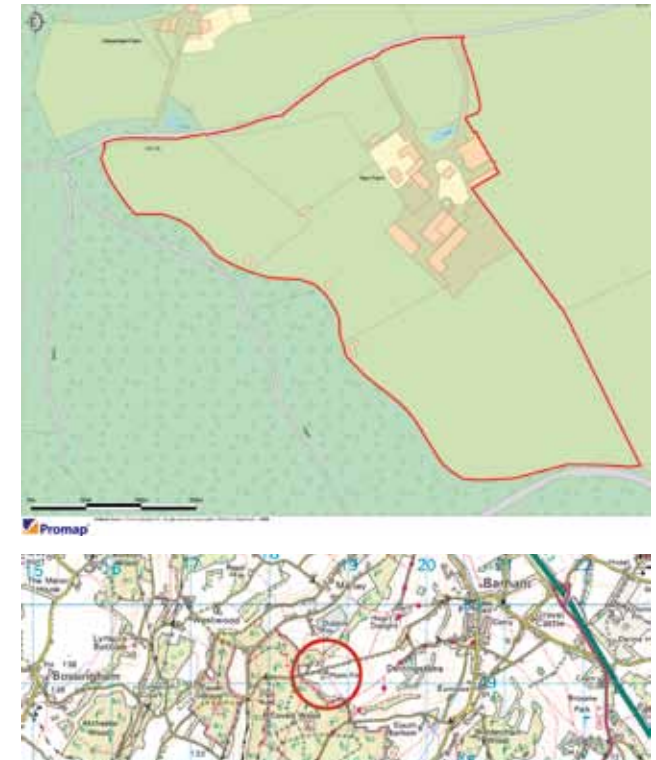
Ham Farmhouse, Barham



Approximate Gross Internal Area (including Garage) = 311.2 sq m / 3349 sq ft
Pool Room (including Swimming Pool) = 158.2 sq m / 1710 sq ft
Total = 469.4 sq m / 5059 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (J0212115)

Location plans for identification purposes only



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