

Please reply to  
Romney House  
Monument Way  
Orbital Park  
Ashford TN24 0HB  
01233 506260

We are also at  
9 The Fairings  
Oaks Road  
Tenterden,  
TN30 6QX  
01580 766766



Our Ref: F2523

**April 2019**

Dear Sir/Madam

## **West Studdal Farm, West Studdal, Nr Dover, Kent**

We have pleasure in enclosing the brochure for West Studdal Farm.

The farm is located in an unspoilt downland location, yet at the same time easily accessible to Canterbury, Deal, Sandwich and Dover.

The property comprises an impressive seven bedroom unlisted house, a pair semi-detached cottages, modern and traditional farm buildings with potential subject to planning permission and productive Grade 2 and 3 arable land together with woodland and extending to a total of about 453.83 acres (183.66 hectares).

The farm is for sale as a whole or in up to 10 lots and the price guides for the individual lots are listed below:

<b>Lot 1</b> West Studdal Farm About 18.14 acres (7.34 hectares)	Price Guide: <b>£1.35 million</b> (One million three hundred and fifty thousand pounds)
<b>Lot 2</b> 1 West Studdal Farm Cottage	Price Guide: <b>£180,000</b> (One hundred and eighty thousand pounds)
<b>Lot 3</b> 2 West Studdal Farm Cottage	Price Guide: <b>£300,000</b> (Three hundred thousand pounds)
<b>Lot 4</b> West Studdal Farmland About 164.52 acres (66.58 hectares)	Price Guide: <b>£1.4 million</b> (One million four hundred thousand pounds)
<b>Lot 5</b> Arable land west of Willow Woods Road About 14.18 acres (5.74 hectares)	Price Guide: <b>£140,000</b> (One hundred and forty thousand pounds)

*Continued*

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Hobbs Parker Estate Agents is a trading style of Hobbs Parker Ventures Limited, a company registered in England and Wales under the number 7392816, whose registered office is Romney House, Monument Way, Orbital Park, Ashford, Kent TN24 0HB. VAT Reg No: 108 2386 25

**Lot 6** Arable and Woodland at Boys Firs  
About 28.44 acres (*11.51 hectares*)

Price Guide: **£300,000**  
(*Three hundred thousand pounds*)

**Lot 7** Arable land to the north of Minacre Farm  
About 41.86 acres (*16.94 hectares*)

Price Guide: **£375,000**  
(*Three hundred and seventy five thousand pounds*)

**Lot 8** Arable land to the north of Gaggs Hill  
About 5.91 acres (*2.39 hectares*)

Price Guide: **£65,000**  
(*Sixty five thousand pounds*).

**Lot 9** Arable land to the south of Gaggs Hill  
About 5.78 acres (*2.34 hectares*)

Price Guide: **£65,000**  
(*Sixty five thousand pounds*)

**Lot 10** Arable land to the north east of Eythorne  
About 174.58 acres (*70.65 hectares*)

Price Guide: **£1,650,000**  
(*One million six hundred and fifty thousand pounds*)

**Offers are invited for the Whole in the region of £5.8 million.**

If you require further information or wish to view the property please contact Sam Snart or Alex Davies.

Yours faithfully

**Hobbs Parker**

Enc.



hobbs  
parker

Farms and Land

West Studdal Farm West Studdal Nr. Dover

RURAL LAND AND PROPERTY

# Farms & Land

RURAL LAND AND PROPERTY

## West Studdal Farm

West Studdal, Nr. Dover, Kent CT15 5BJ

A productive arable farm featuring an outstanding seven bedroom 18th Century unlisted house with stunning gardens, heated pool and tennis court, a pair of semi-detached cottages and numerous traditional and modern buildings. The farm is in an unspoilt downland location yet accessible to major travel links

- Grade 2 and 3 arable land
- Woodland
- Modern and traditional buildings
- Pair of semi-detached cottages

About 453.83 acres (183.66 ha)

**For Sale as a whole or in up to 10 lots**

### Communication

- |                              |          |
|------------------------------|----------|
| • Dover Priory station (HS1) | 6 miles  |
| • Port of Dover              | 6 miles  |
| • Channel Tunnel             | 14 miles |
| • Canterbury (HS1)           | 10 miles |
| • Sandwich                   | 5 miles  |





### Situation

The farmhouse is tucked away in the fold of the countryside in an outstanding rural location, yet is easily accessible. The Cathedral city of Canterbury with its extensive shopping, cultural and educational facilities lies about 10 miles to the northwest with good road access via the A2 dual carriageway. The historic coastal towns of Deal and Sandwich are also accessible whilst London commuting has been transformed in East Kent via HSI stations at Dover, Deal or Canterbury with journey times of just over an hour to London St. Pancras. Eurostar services are available from Ashford International and cross channel via the Port of Dover or Channel Tunnel.

### Schools

The East Kent area is well served by a choice of schools both in the state and independent sectors; including Northbourne Park School nearby, Dover Grammar School and various grammar schools are also available.

### Lot 1 – West Studdal Farm

An outstanding property comprising a stunning farmhouse with a range of both traditional and modern buildings with potential for other uses subject to planning permission and set within formal gardens and grounds extending to about 18.14 acres (7.34 ha).

### The Farmhouse

A most impressive 18th Century unlisted house with earlier origins and later additions including a 1930's extension, all combining to provide up to seven bedrooms (two en-suite) and four reception rooms with a handmade bespoke kitchen/breakfast room. The house has enjoyed a long and happy family history enjoying lovely views from many of the rooms over attractive gardens which for over 25 years have been open under the National Garden Scheme.

Within sight of the farmhouse is a delightful 12 sided pool house of a distinctive design complete with an open fireplace and dance floor ideal for entertaining. There is a sauna, changing rooms and shower facilities which can also be used in conjunction with the nearby tennis court.



The gardens are divided into a series of exterior rooms including the round garden, walled rose garden and former croquet lawn known as the kitchen garden. Brick and flint walls are adorned with climbers whilst clipped hedges provide simple divisions, with numerous planted borders and shrubberies. There is a delightful granary raised on saddle stones, once used for children's' dressing up, putting on plays, arts and crafts. There are greenhouses and a number of useful outbuildings including old stables, storage buildings and garaging together with workshops garaging previously used for the storage and renovation of classic steam cars, one of which was successfully raced in the London to Brighton Veteran Car Rally for over 25 years. Beyond the gardens is a grass paddock adjoining farmland with an eye-catching summerhouse to one corner.

The entrance driveway via an automated farm gate gently descends from the road passing the two farm cottages and two excellent farm buildings as listed below and suitable for a number of uses.

- Entrance Porch • Reception Hall • Cloakroom
- Cellar • Drawing Room • Flower Room • Inner Hall
- Sitting Room • Dining Room • Kitchen/Breakfast Room (*custom built*) • Pantry • Snug/Playroom • WC Utility
- Landing • Master Bedroom (*En-suite*) • Study/Dressing Room • Guest Bedroom (*En-suite*) • 5 further Bedrooms
- Family Bathroom • Shower Room • Oil fired central heating.

#### Gardens

- Round garden • Walled rose garden • Kitchen garden
- Heated swimming pool • Pool house (*party room*)
- Changing rooms • Sauna/Showers/W.C. • Tennis court
- Granary • Garaging and workshops • Farm buildings

#### Farm Buildings

There are a range of modern and traditional farm buildings at West Studdal Farm. They include:

**1 Farm Machinery Store** (21m x 24.2m) - Steel portal frame with concrete floor.

**2 Grain store** (18.3m x 28m) - Steel portal frame with ventilated drying floor.

**3 Granary** (7.6m x 43.6m) - Brick building with a concrete floor and containing grain bins.





**4 Agricultural Barn** (11.3m x 5.5m) - Steel framed building with open elevations.

**5 Traditional Barn** (3.1m x 25m) - Single storey brick and timber barn.

**6 Traditional Barn** (4.6m x 9.4m) - Single storey brick and timber barn.

**7 Traditional Barn** (4m x 6.8m) - Single storey brick and timber barn.

**8 Traditional Barn** (3.7m x 13.7m) - Single storey brick and timber barn.

**9 Small Granary** (5.1m x 6.4m) - A small timber granary on saddle stones.

#### **The Land**

The land included with the farmhouse includes part of the adjoining arable field and two parcels of woodland which offer additional privacy and amenity value.

#### **Lot 2 – 1 West Studdal Farm Cottage**

An attractive unlisted three bedroom semi-detached cottage which is subject to a Rent (*Agriculture*) Act 1976 tenancy. There is spacious accommodation throughout with a sitting room, dining room, kitchen, utility room, store and home office on the ground floor and three bedrooms and a WC on the first floor. There is a large garden to the rear and side.

#### **Lot 3 – 2 West Studdal Farm Cottage**

An attractive unlisted three bedroom semi-detached cottage. This has a similar layout to the adjoining cottage with a sitting room, dining room, kitchen, bathroom and utility on the ground floor and three bedrooms and WC on the first floor. There is a large attractive garden to the rear and side.

#### **Lot 4 – West Studdal Farmland**

(coloured purple) – About 164.52 acres (66.58 hectares)

The main block of productive farmland surrounding West Studdal Farm which includes 146.04 acres (59.1 hectares) of Grade 2 and 3 arable land and 18.48 acres (7.48 hectares) of woodland. The land has access onto Strakers Hill and Willow Woods Road.

**Lot 5 – Arable land west of Willow Woods Road** *(coloured dark blue)*

About 14.18 acres (5.74 hectares)

This parcel of Grade 2 and 3 arable land is sandwiched between the A256 and Willow Woods Road with good road frontage and access to the latter.

**Lot 6 – Arable and Woodland at Boys Firs**

*(coloured red)* – About 28.44 acres (11.51 hectares)

This block of land comprises 19.17 acres (7.76 hectares) of Grade 2 arable land and 9.27 acres (3.75 hectares) of woodland at Boys Firs and includes a telecommunication site let to Arqiva. The lease generated rental income of £14,258 in 2018/2019.

**Lot 7 – Arable land to the north of Minacre Farm**

*(coloured brown)* – About 41.86 acres (16.94 hectares)

A single parcel of Grade 2 and 3 arable land with road frontage and access to Gaggs Hill.

**Lot 8 - Arable land to the north of Gaggs Hill**

*(coloured light blue)* – About 5.91 acres (2.39 hectares)

A small parcel of arable land with road frontage and access to Gaggs Hill.

**Lot 9 - Arable land to the south of Gaggs Hill**

*(coloured light green)* – About 5.78 acres (2.34 hectares).

A small parcel of arable land with road frontage and access to Gaggs Hill.

**Lot 10 - Arable land to the north east of Eythorne**

*(coloured light blue)* – About 174.58 acres (70.65 hectares)

A large parcel of productive Grade 2 arable land with road frontage and access to Sandwich Road and Barville Road.

**General**

**Method of Sale**

West Studdal Farm is offered for sale as a whole, or in up to ten lots by private treaty.

**Services**

Mains water and electricity are connected to West Studdal Farm. The farmhouse and cottages are connected to a private waste treatment plant. The farm has the benefit of a roof mounted photo voltaic (PV) system on the farm buildings which delivers energy savings to the farm.

**Wayleaves, Easements and Rights of Way**

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, towers, stays, cables, drains, communications, water and gas and other pipes whether referred to in these particulars or not.

There are three public footpaths. One crosses through West Studdal Farm and there are two crossing through the land at Eythorne.

**Basic Payment Scheme**

The agricultural land is eligible and registered to receive payments under the Basic Payment Scheme. Entitlements are available by separate negotiation if required.

**Stewardship Schemes**

The farm is not currently entered into any Countryside Stewardship or other such schemes.

**Overage**

**Lots 4-10** will be sold subject to an overage clause, such overage clause to be triggered by planning permission for residential or commercial development. The overage to be 30% of the uplift in value and in place for 30 years.

**Local Authority**

Dover District Council – tel. 01304 821199.

Website – [www.dover.gov.uk](http://www.dover.gov.uk)

**Agent's Note**

A small amount of Asbestos has been detected within the property which is covered by a specialist survey and quotations for removal are available upon request.

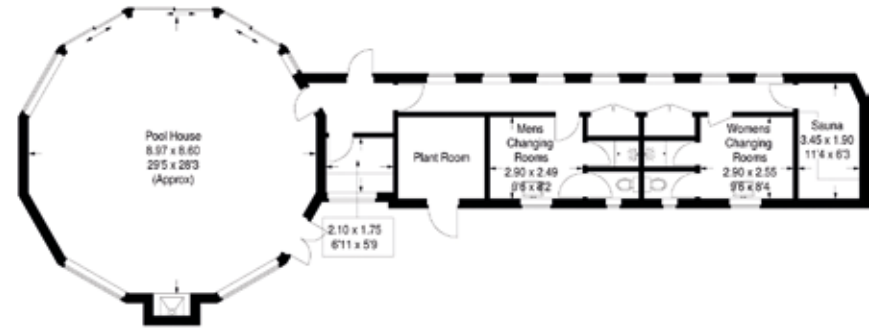
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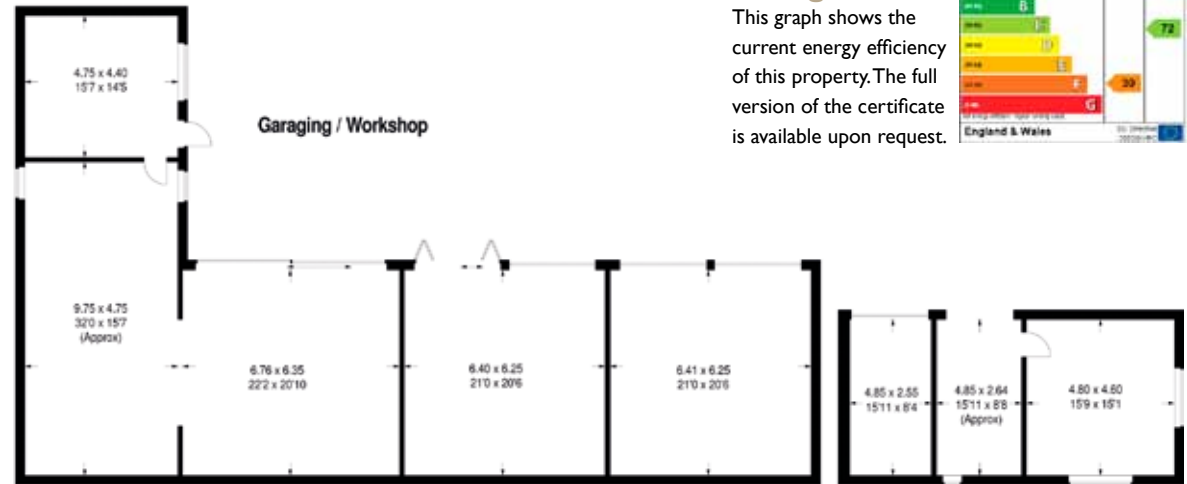
**West Studdal Farm**  
**West Studdal, Dover, Kent**



First Floor = 220.1 sq m / 2369 sq ft

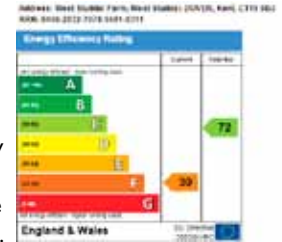


Pool Room / Changing Room



**Energy Efficiency Rating**

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



**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.

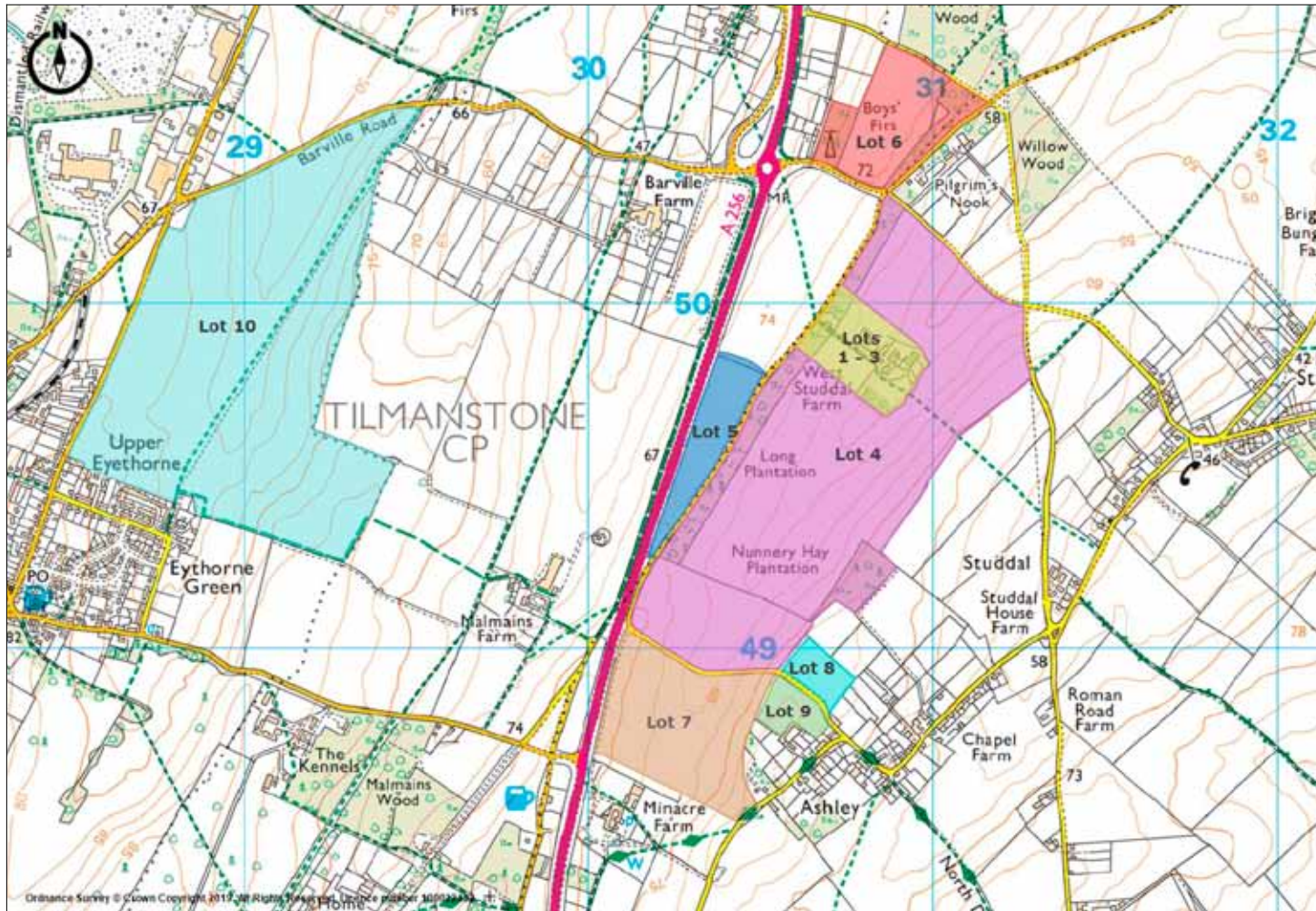
If any points are particularly relevant to your interest in the property please ask for further information.

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



Boundary Plans for identification purposes only

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## Directions

**From the M20 motorway leave the motorway at Junction 13** and continue along the A20 towards Dover. Proceed to the Eastern Docks and join the Jubilee Way flyover in the direction of the A2 Dual Carriageway. Take the A256 towards Sandwich/Ramsgate and at the second roundabout follow signs towards East Studdal. Proceed up Boys Hill and at the junction turn right whereupon the entrance to West Studdal Farm will be found on the left hand side.

**From the M2 motorway exit at Junction 7 and join the A2 Dual Carriageway towards Dover.** On the approach to Dover join the A256 in the direction of Sandwich/Ramsgate and follow directions as above.

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