



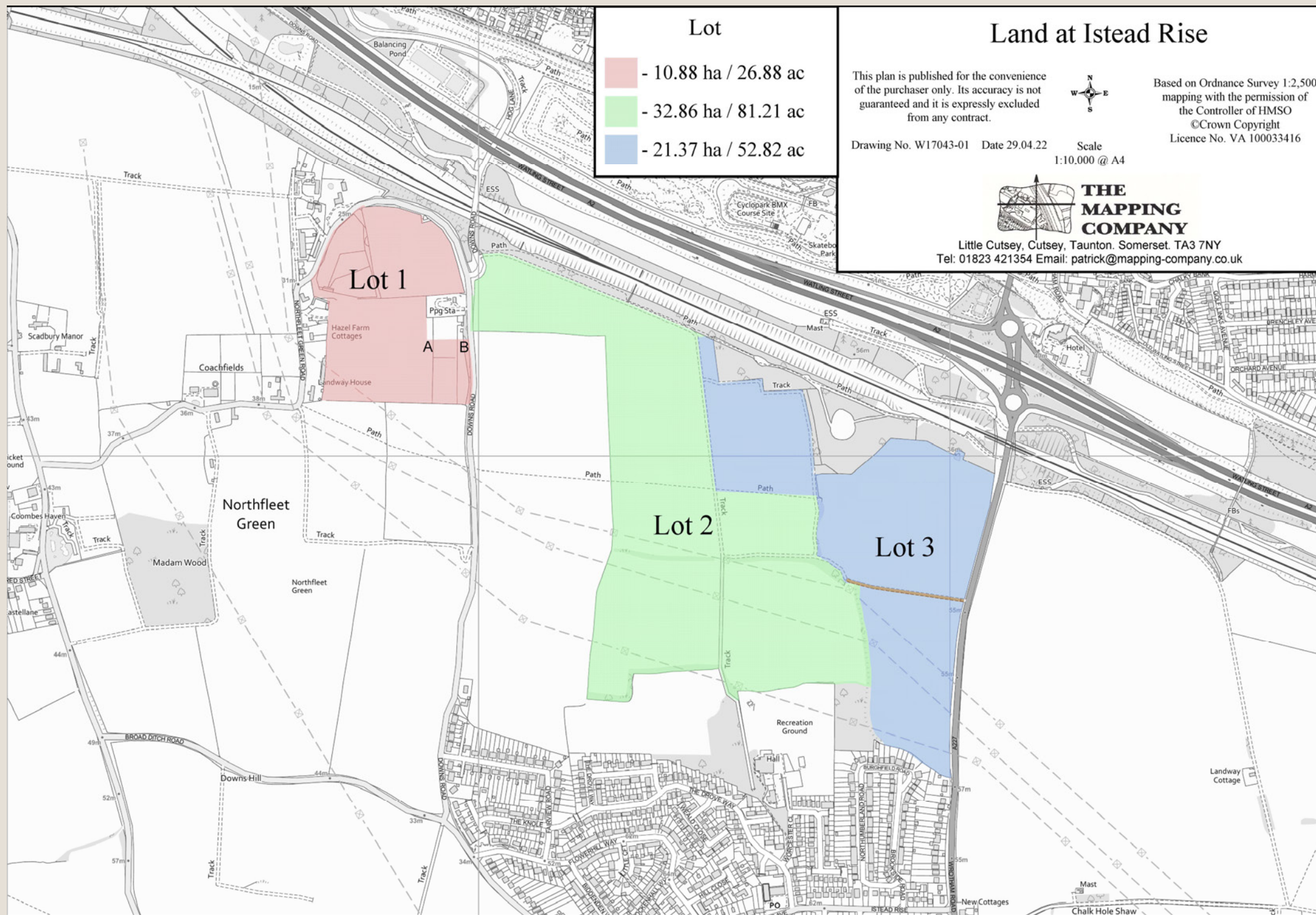
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Farms and Land

Land at Hazells Farm, Durndale Farm & Wingfield Bank Farm Northfleet Gravesend

RURAL LAND AND PROPERTY









# Farms and Land

RURAL LAND AND PROPERTY

## Land at Hazells Farm, Durndale Farm and Wingfield Bank Farm

Northfleet, Gravesend, Kent, DA13 9PN

An opportunity to acquire blocks of arable and pastureland in a strategic location in North Kent. Lot 3 is subject to a secure Agricultural Holdings Act 1986 tenancy.

For sale by private treaty as a whole or in 3 lots.

**In all about 160.91 acres (65.12 hectares)**

- Istead Rise 1.5 miles
- Gravesend 5 miles
- London 25 miles

### Summary/Guide Prices

*As a whole (approximately 160.91 acres)*

Guide Price: £1,275,000 - £1,375,000

**Lot 1 – Hazells Farm** (approx 26.88 acres)

Guide Price: £250,000 - £275,000

**Lot 2 – Durndale Farm** (approx 81.21 acres)

Guide Price: £750,000 - £800,000

**Lot 3 – Wingfield Bank and New House Farm**  
(approx 52.82 acres)

Guide Price: £275,000 - £300,000



## Introduction

An opportunity to acquire farmland in North Kent.

The soils are productive and the arable land is capable of growing a range of combinable crops. Lot 3 is offered for sale subject to a secure Agricultural Holdings Act 1986 tenancy. The land is located in a strategic location and may offer potential for alternative uses in the future.

## Situation

The property adjoins High Speed 1 and the M2 and sits between the large town of Gravesend to the north and Istead Rise to the south. The land benefits from several road accesses and is within close proximity to major transport infrastructure including the A2/M2 interchange and Ebbsfleet International railway station.

### **Lots 1 – Hazells Farm (26.88 acres)**

The land extends to approximately 26.88 acres (10.88 hectares) and comprises a mixture of arable and pasture land. There is good road frontage to both Northfleet Green Road and Downs Road.

Access is direct from Northfleet Green Road.

The land is classified as predominantly Grade II and the soils are defined as “freely draining, slightly acid but base rich soil and freely draining, slightly acid loamy soils” The arable land is currently cropped with Winter Wheat. There is a small grazing parcel of about 3.50 acres with footings present from a former stable block and further grazing parcels to the south of the pumping station.

The purchaser of Lot 1 will be required to fence the boundary marked A-B on the sale plan included with these particulars and following completion of the sale.

### **Lot 2 – Durndale Farm (81.21 acres)**

The land extends to approximately 81.21 acres (32.86 hectares) and comprises a block of arable land. There is good road frontage and access from Downs Road via an existing gateway.

A private right of way shall be granted across Lot 3 in the event that the lots are sold separately as shaded brown on the plan in these particulars.

The land is classified as predominantly Grade II and the soils are defined as “freely draining lime-rich loamy soils”.

The land is gently undulating and is currently cropped with Winter Beans and Oats.





**Agents Note:** Some of the boundaries with Lot 3 are currently undefined and follow public rights of way.

**Lot 3 – Wingfield Bank Farm (52.82 acres)**

Investment farmland comprising a block of arable land and temporary grassland extending to approximately 52.82 acres (21.37 hectares)

There is good road frontage and access from the Wrotham Road via a single gateway. A right of way shall be granted from the access over the existing track in favour of Lot 2 if sold separately as shaded brown on the plan in these particulars.

The land is classified as Grade III and the soils are defined as “freely draining lime-rich loamy soils”.

The land is subject to a secure Agricultural Holdings Act 1986 tenancy dated 19th March 1993 and as varied by a memorandum agreement dated 10th November 2009.

The rent is currently £4,200 per annum.

Copies of the agreements are available on request from the selling agents.

**General Remarks & Stipulations**

**Method of Sale**

The property is offered for sale by private treaty as a whole or in up to three lots.

The Vendor reserves the right to take the property to informal/formal tender at a later date if required.

**Basic Payment Scheme**

All of the land is registered on the Rural Payments Agency Rural Land Register. The entitlements are excluded from the sale.

**Tenure & Possession**

The property is offered for sale freehold and is subject to the following agreements.

The Farm Business Tenancy agreement in connection with Lots 1 & 2 will expire on the 28th September 2023.

Lot 3 is let under a secure Agricultural Holdings Act 1986 tenancy. The agreement is dated the 19th March 1993 and was varied by a memorandum of agreement dated 10th November 2009. Further details are available from the Vendor's agents.

**Sporting Rights**

The Sporting Rights are in hand and so far as they are





Property	Tenancy	Rent per annum
Lot 1 & 2	Farm Business Tenancy	£10,780
Lot 3	Agricultural Holdings Act 1986	£4,200

owned are included in the sale of the property.

### Services

No services are connected to any of the lots as far as we are aware.

### Fixtures and fittings

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

### Rights of Way, Easements, Covenants and Restrictions

The property is offered for sale subject to, or with the benefit of, all existing rights of way, easements, quasi-easements, wayleaves, covenants and restrictions, whether mentioned in these particulars or not.

### Overage, Clawback, Restrictions and Uplift

Lots 1, 2 & 3 will be sold subject to a 30% development overage clause for a period of 50 years following completion. The overage will be triggered by the granting of planning consent for any non-agricultural use.

### Boundaries, Plans and Areas

The boundaries shown on the plans in these particulars have been prepared by reference to digital OS data and the Rural Land Registry.

The plans are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed. The Purchaser(s) will be deemed to have full knowledge of all boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof.

The specified acreages are for guidance only and are given without responsibility. Prospective purchasers should not rely upon the state acreages as statement or representations of fact but must satisfy themselves by inspection or otherwise.

**Agents Note:** Some of the boundaries between Lots 2 & 3 are currently undefined and prospective buyers should satisfy





*themselves as to the location of boundaries prior to proceeding.*

### **Town and Country Planning**

The property notwithstanding any description contained within these particulars is sold subject to any development plan, tree preservation order, town and planning scheme, resolution or notice which may or may not come to be enforced and also subject to any statutory provisions or bylaws without any obligation on the part of the sellers to specify this. The property is sold with the benefit of all existing planning consents.

### **VAT**

Should any sale of the farm or any rights attached become a chargeable supply for the purposes of VAT, such tax will be payable by the buyers in addition to the contract price.

### **Anti-Money Laundering**

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

### **Vendor's Solicitors**

Farrer & Co LLP, 66 Lincoln's Inn Fields, London, WC2A 3LH.

### **Local Authority**

Gravesham Borough Council, Civic Centre, Windmill Street, Gravesend, Kent, DA12 1AU.

### **Viewings**

The property can be viewed strictly by appointment only with the selling agents (Hobbs Parker Property Consultants). Telephone number: 01233 506201

### **Postcode**

DA12 9PN (Hazells Farm).

What3Words: crab.rift.toast (Hazells Farm).

### **Health & Safety**

Given the potential hazards with agricultural land we would ask that you be as vigilant as possible when making your inspection of the property for your own personal safety.





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## 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.

Please contact:



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### Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

### Ashford Office:

Romney House  
Orbital Park  
Ashford, Kent TN24 0HB  
**01233 506260**

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**01580 766766**

