

Land at Ifield Place

Gravesend Road, Shorne, Gravesend, Kent

An excellent opportunity to acquire a block of productive Grade I & II arable farmland in North Kent.

The soils are productive and the land is capable of growing a range of combinable crops. The property is sold subject to an existing Farm Business Tenancy (FBT) agreement until Autumn 2024.

For sale by private treaty as a whole.

Guide Price:

Offers in excess of £2,000,000

In all about 230.62 acres
(93.33 hectares).



Shorne
Gravesend
M2 (Junction 1)
London

0.5 miles
5 miles
3.5miles
30 miles



Situation

The property adjoins the Gravesend Road (A226) in the parish of Shorne and sits midway between the towns of Gravesend and Strood. The property is within close proximity to major transport infrastructure including the A2/M2 interchange (Junction 1) and Ebbsfleet International station.

The Land

The land extends to approximately 230.62 acres (93.33 hectares) and comprises a block of gently undulating productive arable farmland. The land has been farmed in an arable rotation with crops such as Winter Wheat, Oilseed Rape and Winter Beans.

There is excellent road frontage to the Gravesend Road with a wide access point, together with frontage to Crown Lane (restricted access).

The land is classified as predominantly Grade II on the Agricultural Land Classification Maps and there is a section of Grade I adjoining Crown Lane.

The soils are defined by the Cranfield and Agrifood Institute Soilscape maps as “freely draining slightly acid loamy soils and freely draining lime-rich loamy soils”.

Method of Sale

The property is offered for sale by private treaty as a whole, with offers invited. In the event of several competing bids, the vendor reserves the right to seek “best and final” offers.

The sellers reserve the right to offer the land by informal tender or public auction if the need arises.

Basic Payment Scheme

All of the land is registered on the Rural Payments Agency Rural Land Register. The entitlements pertaining to the eligible land are held by the current tenant. The entitlements (if available) are to be returned to the Landlord on termination of the Farm Business Tenancy.

Tenure & Possession

The property is offered for sale freehold and will be sold subject to an existing Farm Business Tenancy (FBT) agreement. The fixed term expires on the 28th September 2024.

The current rent payable is £42,642 per annum.

Further details, including a copy of the tenancy agreement, are available on request from the agents.

Lower Thames Crossing

The property is affected by the Lower Thames Crossing proposals, a Nationally Significant Infrastructure Project (NSIP). No formal notices have been served by National Highways. The Development Consent Order (DCO) application is due to be submitted to the Planning Inspectorate towards the end of 2022 and construction is planned to commence from 2024. The permanent land take currently proposed extends to about 19 acres and is hatched blue on the plan in these particulars.

Further details are available on request from the selling agents.

Sporting Rights

The Sporting Rights are in hand and so far as they are owned are included in the sale of the property.

Services

We are not aware of any services connected to the land.

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. The property is subject to public footpaths. Plans are available on request from the selling agents.

Part of the existing overground and underground utilities/services are to be re-routed prior to and during the construction phase of the proposed Lower Thames Crossing. Further details are available on request from the selling agents.

Overage, Clawback, Restrictions and Uplift

The property 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/ permitted development 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.

Photographs

Photographs were taken in August 2022.

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 land 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). Telephone number: 01233 506211.

Postcode

DA12 3JL

What3Words

moving.expect.humans (main access).

Health & Safety

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

F10022 / FAL220147

