



## Land at Kemsley Street Farm Bredhurst, Kent

An opportunity to rent a good-sized block of Grade III pasture with a total area of approximately 76.51 acres (30.96 hectares).

Tenders must be received by  
12 noon on 1st September 2017



### Description

The land which is conveniently located in one block, is divided into a number of fenced parcels, and comprises approximately 75.52 acres (30.56 hectares) of grazing and 0.99 acre (0.4 hectare) of woodlands and a pond.

The land is suitable for sheep / cattle grazing and some of the fields would be suitable for mowing.

### Land

The land is classified on the Land Classification Maps as Grade III and is located at between 96 metres and 130 metres above sea level.

The land slopes towards the south and is gently undulating.

The soils across the northern half are part of the Batcombe association and are defined as *“fine silty over clayey and fine loamy over clayey soils with slowly permeable subsoils and slight seasonal water logging”*, having *“some well drained clayey soils over chalk”* and being *“variably flinty”*.

The soils running along the southern part of the block are largely part of the Andover I association and are defined as *“shallow well drained calcareous silty soils over chalk on slopes and crests”* and *“deep calcareous and non-calcareous fine silty soils in valley bottoms”*, having *“striped soil patterns locally”*.

The land is within the Kent Downs Area of Outstanding Natural Beauty.



## 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. Interested parties 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.

## Access

The land is accessed from Kemsley Street Road (see plan).

## Basic Payment Scheme

The entitlements to the Basic Payment shall be transferred to the the incoming tenant upon commencement of the tenancies and at no cost. The tenant shall be required to transfer the entitlements back to the landlord (or incoming tenant) at the end of the term, at no cost to the landlord. Further details regarding the entitlements will be available at a later date.

## Method

The land at Kemsley Street Farmland is to be let by informal tender as a whole. A tender form is provided with these particulars. All tenders must be for a specific sum and no escalating or accumulating tenders will be considered.

## Tenancies

The land is under two separate ownerships within the same family and so will be covered by two separate Farm Business Tenancies. The tenancies will be for an initial fixed term of five years, commencing on the 29th September 2017 until the 28th September 2022. The Heads of Terms together with draft Farm Business Tenancy documents can be obtained from our offices.

## The Tenancies will contain the following provisions:

- The rent will be payable half yearly in advance
- There will be a statutory rent review on the third anniversary
- The tenancies will be full repairing and insuring leases
- There will be a break clause for the landlords on the third anniversary subject to twelve months' prior notice.

## Sporting Rights

The sporting rights will be retained by the landlords, although the tenant will be granted the usual rights to control pests.

## Services

Mains water is connected to the land by water

troughs. The tenant will be responsible for such service costs.

## Rights of Way and Easements

There are three public footpaths that cross the land. One footpath bisects the land from north to south and splits at the centre of the land towards the east. The third path crosses the far western end of the land. Two of the fields are classified as Open Access Land.

The tenancy shall be subject to all existing rights of way, easements and wayleaves, and the tenant will give the landlord the ability to grant such further rights as necessary. The landlord will retain all wayleave payments.

## Tenders

Proposals to be submitted to the agents by 12 noon on 1st September 2017 using the tender form enclosed. Please mark your envelope 'Private and Confidential – Kemsley Street Farm Tender' and deliver to our Ashford office (address below). The client is not bound to accept the highest or, indeed, any tender.

## Viewings and Health & Safety

Viewing of the land is on an unaccompanied basis with a copy of these lettings particulars. We would ask that those persons viewings the land take care when making your inspection for your own personal safety.

## VAT

Rental payments for the land are not subject to VAT, however should this change during the term of the agreement VAT will be payable on the rent at the appropriate rate.

## Costs

The tenant to contribute £300 plus VAT towards the preparation of the FBTs.



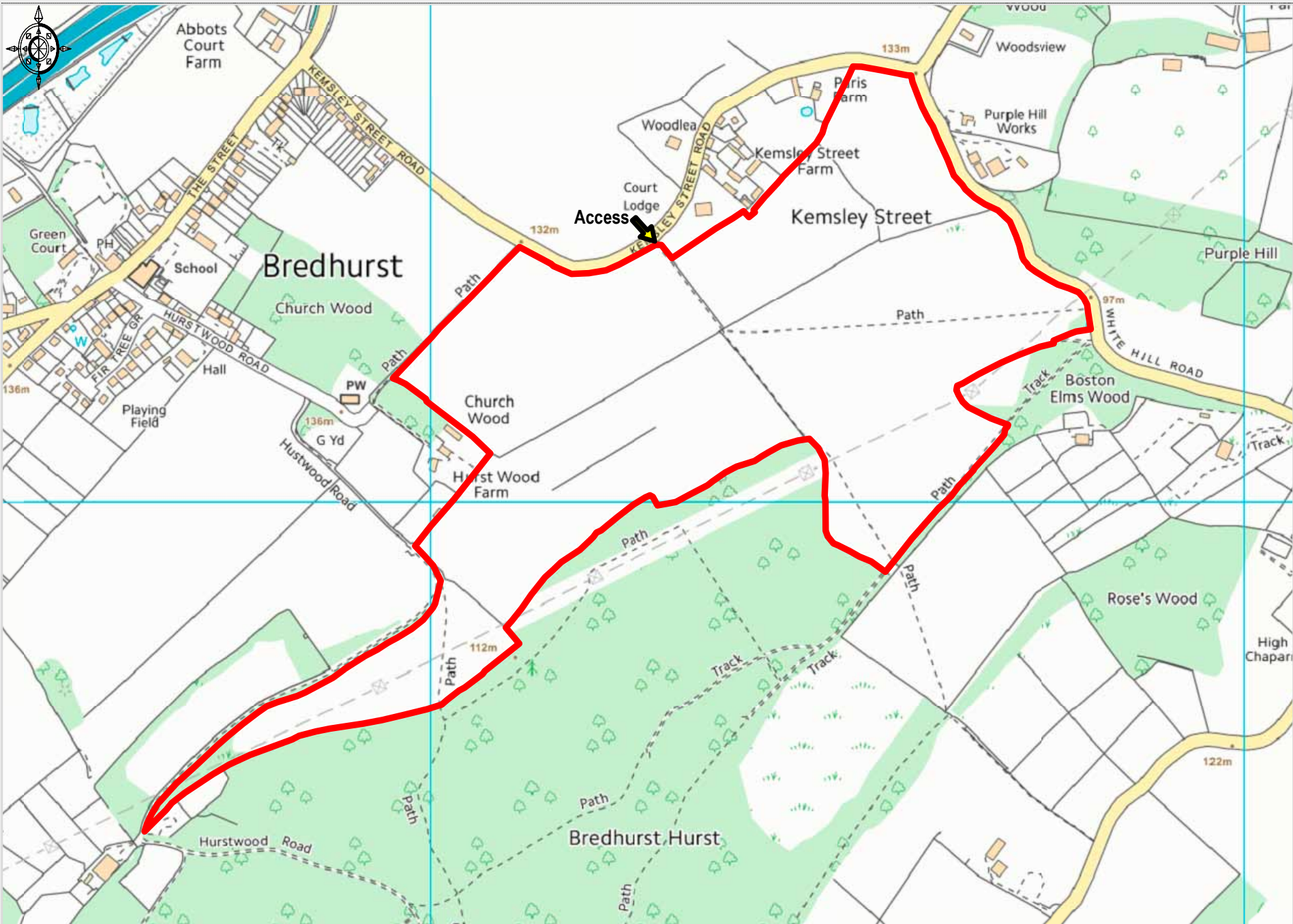
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