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Queens Farm, Kings Farm and Land at Ifield Place Shorne, Gravesend, Kent (DA12 3HU)

An opportunity to rent a highly productive arable farming operation in north Kent over numerous blocks of predominantly Grade I and II land, together with grazing land, and extending to approximately 750 acres.

Useful collection of modern farm buildings including a 2,000 tonne grain store and residential accommodation available if required. 5,000,000 gallon reservoir.

As a whole or in three separate lots.



Lot 2
Land at Ifield Place

Situation

Queens Farm, Kings Farm and Land at Ifield Place are situated in between the large towns of Rochester and Gravesend with convenient access to both. The blocks of land benefit from several road accesses and the property is within close distance to major transport infrastructure.

Background

The land is owned by the Colyer-Fergusson Trust and is available to let following retirement of the existing tenant.

Description

Queens Farm, Kings Farm and Land at Ifield Place comprises numerous blocks of predominantly Grade I and II arable land, together with some parcels of permanent pasture extending to approximately 750 acres (303 ha). In addition there are a range of modern farm buildings and the possibility to rent the farmhouse and a farm workers cottage at Queens Farm.

A reservoir at Kings Farm currently allows for the annual abstraction of 8,000,000 gallons.

Land

The land consists of approximately 650 acres of arable land with approximately 90 acres of permanent pasture and grazing marsh. The soils are classified using the soil survey for England and Wales as predominantly belonging to the Fyfield 4 series characterised by deep well drained often stoneless coarse loamy and sandy soils. In addition there are some areas of similarly characterised Frilsham soils.

The arable land has been used to grow a variety of combinable crops and currently has a rotation of Wheat and Beans. The land has also been used to grow vegetable crops, and potatoes historically. Previous cropping history will be available in the tender pack.



Lot 1
Land at Queens/Kings Farm



Lot 3
Land at Filborough Marsh

Buildings

The buildings at Queens Farm were constructed in approximately 2003 and are set around a substantial concreted yard area.

The buildings comprise:

- i Store/Workshop** **48.0m x 18.0m**
- ii Grain Store** **48.0m x 23.5m**
- iii Livestock building** **72.0m x 19.0m**

The grain store has a total capacity of 2,000 tonnes and has 2 grain drying floors (LPG).

Residential Accommodation

If required, a substantial detached 6/7 bedroom farmhouse is available to let at Queens Farm as part of the Farm Business Tenancy. It is located opposite the farm buildings.

The internal accommodation comprises:

- Kitchen
- Four Reception Rooms
- Cloakroom
- Seven bedrooms
- Two bathrooms

The client may be willing to undertake some renovation works to the property, subject to the level of interest received.

In addition, a farm workers cottage (No 1 Queens Farm Cottage) is also available to let.

The internal accommodation comprises: Sitting room, kitchen, bathroom and 2/3bedrooms on the first floor.

Interested applicants are encouraged to register their interest in these properties at an early stage.

Lotting

Lot 1:
421.53 acres (170.59 ha) –
Outlined red on the plan

Consists of Grade I & II arable land at Queens Farm and Kings Farm to the north of Gravesend Road and to include the grain store and store/workshop.

5,000,000 gallon reservoir, currently with the benefit of an abstraction licence. Irrigation to north of Lower Road only.

Lot 2:
229.33 acres (92.81 ha)
Outlined blue on the plan

Single block of Grade II arable land at Ifield Place extending to approximately 230 acres, with access from Gravesend Road (A226).

Lot 3:
86.91 acres (35.17 ha)
Outline in green on the plan

Pasture land at Queens Farm, to include 33 acres of grazing marsh, together with a modern livestock building at Queens Farm.

Basic Payment Scheme/Entitlements

The entitlements pertaining to the land will be transferred to the incoming tenant for the duration of the tenancy agreement and returned at the end of the tenancy agreement. The 2018 BPS payment will be retained by the current tenant.

Stewardship Schemes

The farms are not currently subject to any form of Environmental Stewardship or Countryside Stewardship scheme. The previous tenant entered the land into a Higher Level Scheme with emphasis on the grazing marshes. The incoming tenant will be able to apply for any relevant environmental or grant funding scheme available to them throughout the duration of the tenancy, subject to prior approval from the Landlord.

Method

The land is to be let by tender as a whole or in three lots as coloured on the plans produced as part of these particulars and as described herein.

Tenancy

The Farm Business Tenancy will be for an initial term of 6 years commencing from the 29th September 2018. The rent will be payable quarterly in advance.

- The land is to be let on a fully repairing and insuring basis
- The Heads of Terms, together with a draft Farm Business Tenancy document, will be made available on request.
- The tenant will comply with all statutory obligations including management under the Nitrate Vulnerable Zone regulations.
- Upon termination any new entitlements established under the Basic Payment Scheme or otherwise made available to the tenant will be transferred back to the landlord at nil cost.

Sporting Rights

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

Dilapidations

A record of condition shall be undertaken at the commencement of the tenancy. The incoming tenant will be liable for any dilapidations at the expiry of the term.

Services

The farm buildings at Queens Farm benefit from a three phase mains electricity supply.

Abstraction Licence

The land at Queens Farm & Kings Farm (North of Lower Road) currently has the benefit of irrigation fed by a reservoir with a capacity of 5,000,000 gallons.

The existing abstraction licence allows for approximately 3,000,000 gallons between 1st March and 30th September and approximately 5,000,000 gallons between 1st October and 28th February (Total 8,000,000 gallons).

The incoming tenant will need to apply for a new abstraction licence from the Environment Agency. A pump may need to be installed to fill the reservoir.

Rights of Way and Easements

The tenancy shall be subject to all existing Rights of Way, easements and wayleaves, and the tenant grants the landlord the ability to grant further such rights. The Landlords shall retain all wayleave payments.

Tenders

A tender pack is available on request from the agents.

Tender applications must be accompanied with the appropriate signed application forms and supporting information and sent to:

Matthew Sawdon

Hobbs Parker Property Consultants LLP
Romney House,
Monument Way,
Orbital Park,
Ashford, TN24 0HB,

or by email with all necessary attachments to:

matthew.sawdon@hobbsparker.co.uk

All tenders must be received by no later than 12 noon on Friday 22nd June 2018

Please mark your tender:

*"Private and Confidential –
Land at Queens Farm, Kings Farm and Ifield Place"*

and deliver to the address above.

The client is not bound to accept the highest or indeed any tender. No tender will be considered which is received after the closing date.



Queens Farmhouse



I Queens Farm Cottages

Lot 1 - Queens Farm & Kings Farm



