



Farms and Land

RURAL LAND AND PROPERTY

Queens Farm and Kings Farm Shorne, Gravesend, Kent DA12 3HU

An opportunity to acquire a significant, predominantly arable investment portfolio, of farmland and buildings in North Kent over numerous blocks of mainly Grade I and II productive land extending to about 512 acres.

The arable land is versatile, with access to irrigation over part and capable of growing a range of high yielding and high value crops.

The property is offered for sale subject to the existing tenants in occupation under two farm business tenancies with fixed terms expiring in Autumn 2024.

- Versatile Grade I & II arable land
- Additional grazing land
- Reservoir (capacity 5,000,000 gallons) with irrigation connected to part with benefit of existing abstraction licence
- Modern farm buildings and yard including 2,000 tonne grain store
- Farm Business Tenancies - fixed terms expiring 2024
- Total annual income of approximately £110,000
- Additional land to south of the Gravesend Road (approx. 230 acres) may be available by separate negotiation



**For sale by private treaty as a whole
or up to five lots**

In all about 512.31 acres (207.34 hectares)

Introduction

An opportunity to acquire a significant portfolio of predominantly arable land and modern farm buildings in North Kent. The soils are productive and versatile with access to irrigation to part from an existing reservoir. The land is capable of growing a wide range of high yielding crops. The property is offered for sale subject to the existing farm business tenancies. The property is located in a strategic location and may offer some long-term potential.

Situation

Queens Farm and Kings Farm lie within the county of Kent between the large towns of Strood and Gravesend. The land benefits from several road accesses and is within close proximity to major transport infrastructure including the M2 motorway (Junction 1- 4 miles) and Ebbsfleet International railway station (6 miles).

Description

Queens Farm and Kings Farm, Shorne extend in all to approximately 512.31 acres (207.34 hectares) including a range of modern farm buildings.

The arable land is predominantly Grade I and II. The Property is offered for sale as a whole or up to 5 lots as follows:

Lot 1 – Part Queens Farm & Kings Farm

Productive farmland and modern farm buildings constructed in approximately 2003 which are set around a substantial concreted yard, the whole extending to approximately 366.46 acres (148.31 hectares).

The farm buildings comprise:

- General Farm Store/Workshop – 48m x 18m
- Grain Store – 48m x 23.5m
- Livestock building – 72m x 19m

The grain store has a total storage capacity of approximately 2,000 tonnes. Two bays have underfloor drying which is provided by a 30hp fan in conjunction with a Harvest Installations Constant Humidity Controller (CHC 200S), each with a capacity of approximately 500 tonnes.





The cropped land, extending to approximately 290 acres, is situated mostly to the north of Lower Road and comprises good-sized arable land parcels, together with a separate parcel accessed from Canal Road.

The land is classified as Grade I and II. The soils are predominantly defined by the Soilsmap as “freely draining slightly acid loamy soils” and suitable for growing a wide range of crops

Vegetable and other high yielding crops have been grown, utilising an existing 5,000,000-gallon (approx.) reservoir fed from the Thames and Medway Canal, with water available to all land in Lot 1. An underground pipe beneath Queens Farm Road feeds Barn Field to the south of Queens Farm Buildings.

Adjacent to the farm buildings are areas of permanent pasture and traditional orchards extending to approximately 60 acres which are stockproof and currently grazed.

Kings Farm Buildings comprises a collection of redundant semi-modern and traditional former farm buildings accessed over a private trackway from Lower Road and which may offer potential for re-development. These buildings are excluded from the tenancy.

There is good road frontage and road/internal access to all fields.

Lot 2 – Land West of Green Farm Lane

A single parcel of productive arable land with excellent road frontage and access to Green Farm Lane and Lower Road, extending to approximately 64.09 acres (25.94 hectares).

The land is classified as Grade I and II. The soils are predominantly defined by the Soilsmap as “freely draining acid but base-rich soils” and suitable for growing a wide range of crops

Lot 3 – Land south of Lower Road

A small parcel of arable land, forming part of a larger arable field parcel and with road frontage and access from Lower Road and Green Farm Lane and extending to approximately 5.65 acres (2.29 hectares).

The land is classified as Grade II.

The soils are predominantly defined by the Soilsmap as “freely draining acid loamy soils” and suitable for growing a wide range of crops.

Lot 4 – Land East of Green Farm Lane

A block of undulating arable land with road frontage and access from Green Farm Lane, extending to approximately 42.71 acres (17.28 hectares).

The land is classified as Grade II. The soils are predominantly defined by the Soilsmap map as “freely draining acid loamy soils” and suitable for growing a wide range of crops

Lot 5 – Land at Shorne Marshes

A block of low-lying grazing land forming part of the Shorne Marshes extending to approximately 33.40 acres (13.52 hectares)

Access is from Queens Farm Road to the north of the railway line via a telephoned rail crossing.

The land is predominantly Grade IV and is suitable for cattle/sheep grazing. The soils are defined by the Soilsmap map as “loamy and clayey soils of coastal flats with naturally high groundwater”.

The land is designated as part of the South Thames Estuary and Marshes SSSI.

The Metropolitan Police hold an over shooting licence and pay an annual fee of approximately £500 per annum.

Additional Land

Additional arable land to the south of the Gravesend Road (approx. 230 acres), and referred to as the Ifield Place Land, may be available by separate negotiation.

This land is affected by the Lower Thames Crossing proposals. – please contact the office for further details.

General Remarks & Stipulations

Method of Sale

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

The vendor reserves the right to take the property to informal/formal tender/best and final offers 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 pertaining to the eligible land are held by the current tenant(s).

These are to be returned to the Landlord on termination of the tenancies at nil consideration.



Tenure & Possession

The property is offered for sale freehold and is subject to the agreements as set out in the table in these particulars.

If the property is sold in lots, the reversion of the Tenancy Agreements in connection with Lots 1 – 5 will be split. The rent apportionment in respect of each lot will be as follows:

| | |
|-------|-------------------|
| Lot 1 | £84,610 per annum |
| Lot 2 | £11,920 per annum |
| Lot 3 | £1,050 per annum |
| Lot 4 | £7,950 per annum |
| Lot 5 | £2,500 per annum |

No notices to Quit in connection with the Farm Business Tenancy agreements have been served by the Landlord.

Schedule of Tenancies

| Property | Agreement Type | End of Fixed Term | Rent per annum |
|---|-----------------------|---------------------------------|-----------------|
| Land at Queens Farm, Kings Farm (Buildings, arable) | Farm Business Tenancy | 28th September 2024 | £95,630 |
| Queens Farm (Buildings, pasture) | Farm Business Tenancy | 28 th September 2024 | £12,400 |
| Land at Queens & Kings Farm | Shooting Licence | 30 th September 2022 | £1,500 |
| Shorne Marshes | Over-shooting Licence | 11th April 2052 | £498.98 |
| Total Rent | | | £110,029 |

Sporting Rights

The Sporting Rights are owned and are included in the sale of the property. The shooting rights over part are let under a licence to 30th September 2022 (Licence fee payable £1,500 per annum)

The Metropolitan Police hold an over-shooting license in connection with Shorne Marshes (Lot 5) until the 11th April 2052. Copies of the agreements are available on request.

Services

The farm buildings at Queens Farm benefit from a three phase mains electricity supply and mains water connection. LPG tanks supply grain drying equipment.

Fixtures and fittings

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

Irrigation and Abstraction Licence

Lot 1 has the benefit of irrigation which is fed from a 5,000,000 gallon (approx.) reservoir.

The reservoir is filled from the Thames and Medway Canal via an underground pipe using a temporary installed pump. The land is fed by temporary overground pipework. An underground pipe lies beneath Queens Farm Road.

Lot 1 has the benefit of an abstraction licence (Licence number 9/40/01/0061/SR) held by the existing tenant for 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 extraction point is on the Thames and Medway Canal. The purchaser(s) is to satisfy themselves as regards to the availability of licences following expiry of the tenancy agreements. Further details are available on request.

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.

Lot 5 - It is noted that there is a prescriptive easement by established use (right of way) over this lot in favour of adjoining land to the west.

Overage, Clawback, Restrictions and Uplift

The Property is sold without any provision or rights retained by the Vendor.

The land was previously under option with regards to Sandstone gravel deposits below the north western section of the land.

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.

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 LLP). Telephone number: 01233 506201

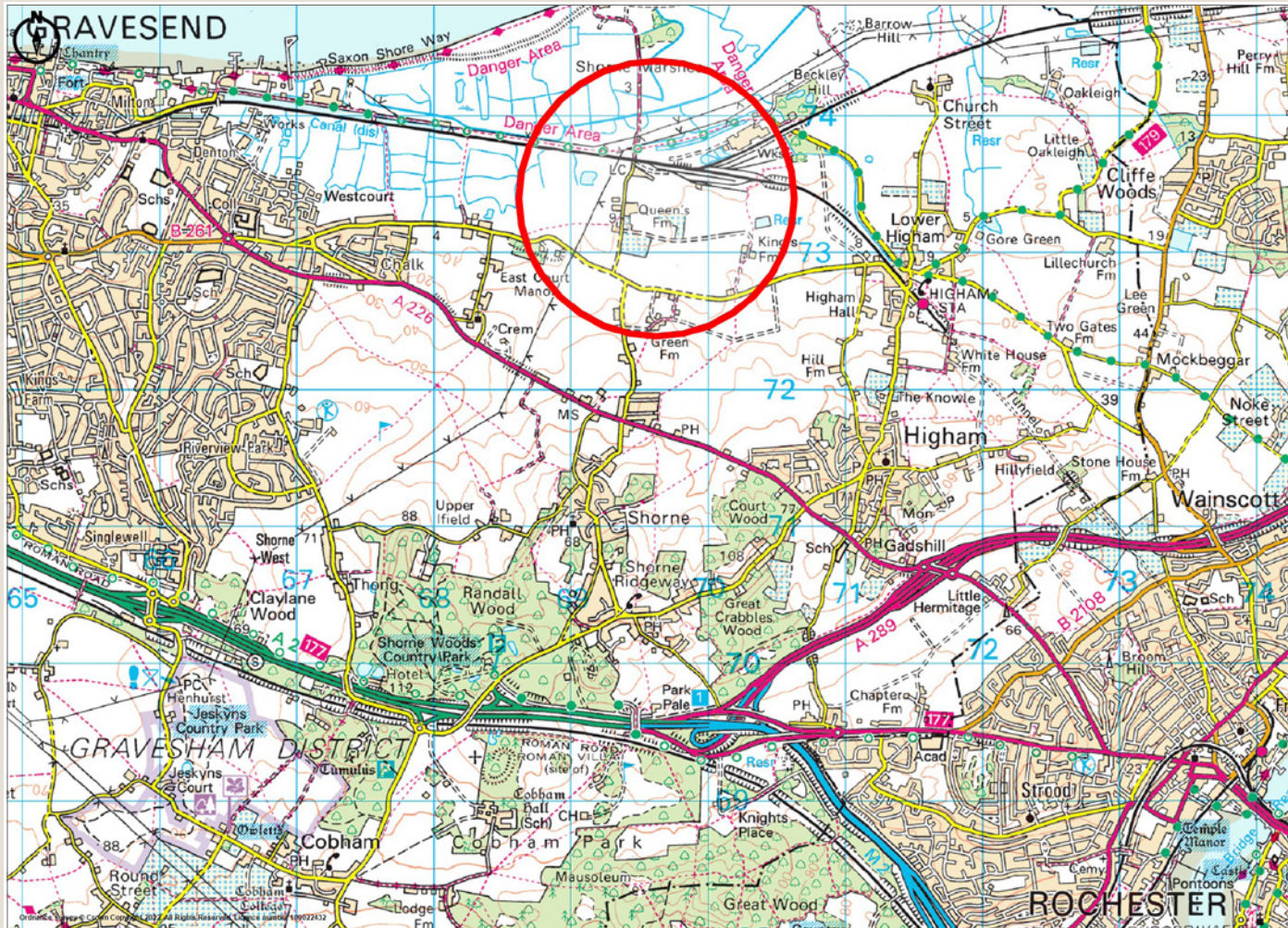
Postcode

DA12 3HU (Queens Farm Buildings).

What3Words: **spoil.create.known** (Queens Farm Buildings).

Health & Safety

Given the potential hazards, particularly in relation to the reservoir and farmyard 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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Licence number 100022432.
Plotted Scale - 1:50000. Paper Size - A4

Plan/Acreage

The plan on these sales particulars and the acreage quoted are strictly for identification and for guidance only. Interested parties are reminded that the land is sold in accordance with the owners Land Registry ownership Title plans and must satisfy themselves as to the 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.



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.

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