



Church Farm, Hoath

NEAR CANTERBURY, KENT CT3 4LD

In all about **508.46 ACRES** (205.77 Hectares) Commercial Arable Farm. **FOR SALE AS A WHOLE OR IN 4 LOTS**

BLETSOES



CHURCH FARM, HOATH, NEAR CANTERBURY, KENT CT3 4LD



Church Farm

HOATH, NEAR CANTERBURY, KENT CT3 4LD

HERNE BAY 5 MILES | CANTERBURY 6 MILES | ASHFORD 21 MILES | MAIDSTONE 35 MILES | LONDON 69 MILES

**AN OUTSTANDING HIGH YIELDING COMMERCIAL ARABLE FARM IN A SOUGHT AFTER LOCATION
IN ALL EXTENDING TO ABOUT 508.46 ACRES (205.77 HECTARES)
AVAILABLE AS A WHOLE OR IN 4 LOTS**

- **LOT 1:** About 60.62 acres (24.53 hectares) of commercial arable land
FARM BUILDINGS including grain storage for about 1,500 tonnes with drying facilities and fertiliser store
- **LOT 2:** About 64.40 acres (26.06 hectares) of commercial arable land
- **LOT 3:** About 140.86 acres (57.01 hectares) of commercial arable land
- **LOT 4:** About 242.58 acres (98.17 hectares) of commercial arable land

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SITUATION

Church Farm is located in east Kent, between the villages of Hoath and Chislet. There are good road links from the A28 via Canterbury and the A299 via Herne Bay offering swift links both east and west.

DIRECTIONS

From Canterbury, take the A28 towards Sturry. Continue through Sturry and take the left turn towards Hoath / Broomfield.

From the north, exit the A299 signposted Hoath / Chislet onto Ford Way. Pass through Maypole and after a short distance, turn left towards Hoath village centre.

POSTCODE: CT3 4LD

CHURCH FARM, HOATH

Church Farm is a commercial arable holding, capable of producing good crops, located around the village of Hoath.

ARABLE LAND

In all, approximately 508.46 acres of arable land predominantly located between Hoath and Chislet. The land ranges from Grade 1 to Grade 3 according to the Agricultural Land Classification of England and Wales, with the majority Grade 2. The soil is predominantly of the Windsor, Wickam 4, Hamble 1 and Sonning 2 series according to the Soil Survey of England and Wales.

The land comprises fertile soils which have been used to grow combinable crops, as well as potatoes on part of Wood Field (NG8808). The land has extensive road frontage and sizeable parcels.

For the past 15 years the land has been farmed to a high standard using a local contractor, Chislet Court Farm. The land has produced strong yields, with wheat yielding up to 11.51 tonnes per hectare and oilseed rape yielding up to 4.77 tonnes per hectare, based on total yield from the farm over the Single Payment Scheme area. Church Farm is a commercial arable farm, which would suit both farmers or an investor looking for a commercial farm with the resultant tax benefits from trading on land. It is accessible, with the A299 dual carriageway located 2.5 miles to the north providing a good road link to London. Chislet Court Farm is willing to continue to farm the land for a buyer, subject to agreeing terms.



Lot 1: (Coloured Pink On The Plan)

Approximately 60.62 acres (24.53 hectares) comprising the Church Farm buildings and approximately 59.18 acres (23.95 hectares) of arable land, located to the north of the village of Hoath.

The Church Farm buildings provide grain storage and machinery / fertiliser storage, within a yard with external concreting and offering the opportunity for additional farm buildings, subject to planning. Three phase electricity is connected to the grain store, and gas for drying is contained in 4 Calor Gas tanks. There is a water supply in School Lane, and an underground pipe has been laid between the farm entrance at School Lane and the farm buildings, although not connected to the mains.

THE BUILDINGS COMPRISE:

BUILDING REF	NAME	EXTERNAL DIMENSIONS	DESCRIPTION
1	Grain Store	30.6m x 18.3m	A steel portal framed grain store with two roller shutter doors, a central wind tunnel and drying floor, capable of storing approximately 800 tonnes
2	General Shed	25.4m x 9.2m	Timber Frame building with chalk floor used as a general store
3	Fertiliser Store	36.8m x 9.2m	An eight bay open fronted Tyler fertiliser store with chalk floor and concrete apron
4	Grain Bins (4 no.) with fan houses		Four Brice Baker grain bins capable of storing approximately 180 tonnes each, with drying floors and a transferable sweep auger.



Lot 2 (coloured green on the plan)

Approximately 64.40 acres (26.06 hectares) comprising approximately 63.79 acres (25.81 hectares) of arable land at Shelvingford, in two parcels, a redundant Dutch barn with accompanying lean-to and a small spinney.

Lot 3 (coloured blue on the plan)

Approximately 140.86 acres (57.01 hectares) of arable land, located in a single block to the east of the village of Hoath, north of Marley Lane.

Lot 4 (coloured purple on the plan)

Approximately 242.58 acres (98.17 hectares) comprising approximately 239.37 acres (96.87 hectares) of arable land, with approximately 3.21 acres (1.30 hectares) of woodland located in a single block to the east of the village of Hoath, south of Marley Lane.



LOT	FIELD NAME	FIELD NO	2011	2012	2013	2014	2015
1	Forge Field	3343	WW	OSR	WW	OSR	WW
	B R Corner	5984	OSR	WW	OSR	WW	Sp Beans
	Paddock	6159	OSR	WW	OSR	WW	OSR
2	Gate Field	5121	OSR	WW	OSR	WW	OSR
	Ford Field	9728	OSR	WW	OSR	WW	OSR
3	North Field	7713	OSR	WW	OSR	WW	OSR
	Mill Field	7741	OSR	WW	OSR	WW	OSR
	Campions Bank	1343	OSR	WW	OSR	WW	OSR
	Wood Field	8808	OSR/Potatoes	WW	OSR	WW	Sp Beans / Potatoes
4	Front Farm	5974	WW	OSR	WW	OSR	WW
	Near Harps	0174	WW	OSR	WW	OSR	WW
	Far Harps	0989	WW	OSR	WW	OSR	WW
	Chislet Park West	2584	WW	OSR	WW	OSR	WW
	Chislet Park	4758	WW	OSR	WW	OSR	WW
	Clayhanger Hill	7761	Sp Beans	WW	SW	OSR	WW
	Sticky Bank	8783	Sp Beans	WW	SW	OSR	WW

NOTE: Fields also include former ELS margins and Ecological Focus Area fallow land.

GENERAL INFORMATION

Method of Sale

The property is offered for sale by private treaty as a whole or in up to 4 lots.

Tenure & Possession

The property is offered for sale with vacant possession on completion.

Services

Church Farm buildings (Lot 1) has a 3 phase electricity supply. A water connection pipe has been laid in the verge of School Lane beside the farm entrance to the Church Farm buildings but is not connected. It is understood there is a mains water supply in School Lane. Heating gas for the grain driers is stored in external Calor Gas tanks.

Basic Payment Scheme and Environmental Stewardship

All the farmland is registered for the Basic Payment Scheme. The Seller will use best endeavours to transfer the Basic Payment Scheme entitlements to the Buyer upon completion. The Seller has submitted a claim for the 2015 scheme year and will retain the 2015 payment.

The Farm is not currently entered into Environmental Stewardship. It was previously subject to an Entry Level Stewardship agreement which terminated on 31st December 2014.

Ingoing Valuation

In addition to the purchase price, the Buyer will take over and pay for all growing crops, cultivations, stocks and stores at valuation.

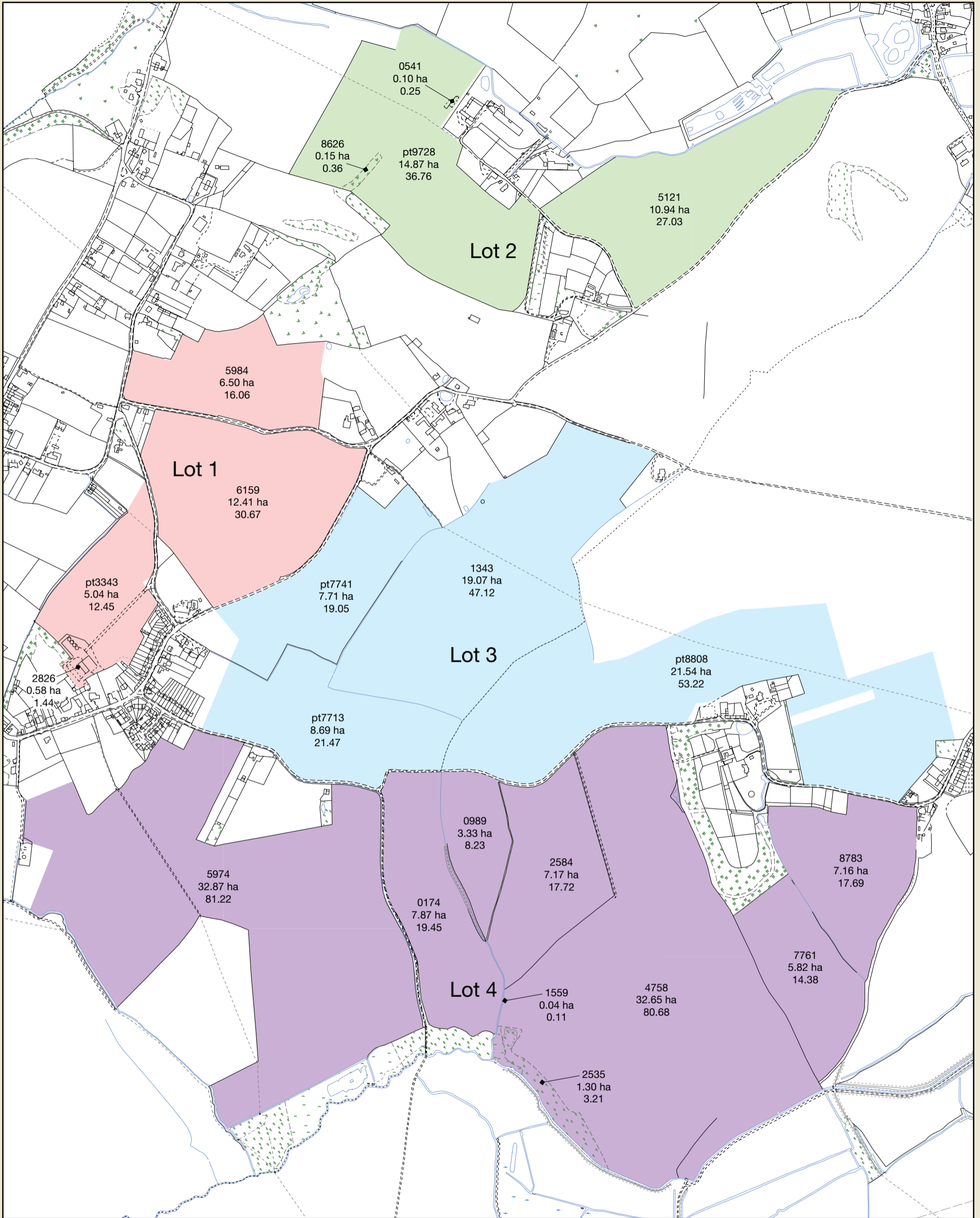
Payment is to be made upon completion at the figure assessed by the Seller's agent based upon contractor's rates or CAAV rates where applicable and invoiced costs of seed, fertiliser and sprays applied together with an enhancement figure based on £10 per acre per calendar month from 1st September 2015 for every acre cropped. The remaining gas within the tanks at the farm buildings will be sold to the Buyer at cost following the end of the holdover period.

No claim will be allowed for dilapidations or any other matters.

Holdover

The Seller will retain holdover rights for the Grain Bins and Grain Store (Lot 1, Building 1 & 4) up to the 30th June 2016, in respect of the 2015 harvest crops, subject to paying the cost of electricity.

CHURCH FARM LOTTING PLAN



Location TR 210 642

Not to Scale

Drawing No.P7374-03

Date 16.10.15



BLETSOES

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Fixtures and Fittings

All items usually known as tenant's fixtures and fittings and equipment, whether mentioned or not in these particulars are excluded from the sale, but may be available by separate negotiation.

There are four gas tanks located in Church Farm yard which are held on licence from Calor Gas. The tanks do not belong to the Seller.

There is an aerial attached to the Grain Bins for GPS guidance. It is not owned and is excluded from the sale.

Sporting Timber and Minerals

All sporting and timber are included in the freehold of the sale, insofar as they are owned.

The mineral rights over part of the land and over varying depths have been reserved by previous owners. The mineral rights which are owned by the Seller are included in the sale of the freehold. Details are available from the Seller's agent.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, whether public or private, specifically mentioned or not.

There are a number of electricity poles crossing the land for which annual wayleave payments are received. BT has an easement for underground cables. The land is crossed by water mains and a sewer.

A number of footpaths cross the farm.

Richborough Connection Project

The Richborough Connection Project is a National Grid Electricity scheme seeking to construct a new 400kV power line from Richborough to Canterbury. Under the scheme proposals, a single pylon is scheduled to be built in the southern tip of field number TR2163 4758 (Chislet Park). National Grid is due to submit a Development Consent Order application to the Planning Inspectorate in December 2015 with a view to starting construction in Summer 2017. Further information is available from the Seller's agent.

Outgoings

Drainage rates are paid to River Stour (Kent) Internal Drainage Board. For the 2015-2016 year the drainage rate paid was £54.03.

Overage

The Seller will retain 30% of any uplift in value if planning permission is obtained for a change of use from agricultural, horticultural or equestrian purposes during the first 25 years after completion of the sale. The overage payment will be triggered upon the disposal of land with the benefit of planning permission or implementation of a planning permission.

Drainage

There are drainage plans of the under-drainage for some of the arable land. Further details available from the Seller's agent.

Local Authority

Canterbury District Council, Council Offices, Military Rd, Canterbury, Kent CT1 9SN. 01227 862 000

VAT

Should the sale of the property or rights attached to the sale become a chargeable supply for the purpose of VAT, such tax will be paid by the Buyer in addition to the purchase price. It is believed that VAT is not chargeable on the sale of the property other than fields NG 8783 and NG 7761 where VAT will be charged in addition to the sale price.

Health and Safety

Given the potential hazards of a working farm, we ask you be as vigilant as possible when making your inspection for your own personal safety. The steel portal frame building in Lot 2 is in disrepair and should not be entered.

Solicitors

Streathers, 14 Park Road, Crouch End, London N8 8TD
Tel: 020 8347 2480 (Sam Smith)
Email: ssmith@streathers.co.uk

Viewing

Strictly by prior appointment only with the Seller's agent, Henry H. Bletsoe and Son LLP

Plans and Areas

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Important Notice

Henry H. Bletsoe & Son LLP for themselves and the Seller, whose agents they are, give Notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the guidance of intending buyers and do not constitute part of an offer or Contract. Prospective Buyer(s) ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and details are given in good faith and are believed to be correct. Any intending Buyer(s) should not rely on them as a statement or representation of fact but must satisfy themselves when inspecting or otherwise as to the correctness of each of them.
3. No person in the employment of Henry H. Bletsoe & Son LLP has any authority either to make or give any representation or warranty whether in relation to this property or these Particulars nor to enter into any contract relating to the property on behalf of the Seller.
4. No responsibility is accepted for any expense incurred by the intending Buyer(s) inspecting properties that have been sold, let or withdrawn.
5. The property is open to inspection. The Buyer(s) shall be deemed to have full knowledge of the state and condition thereof including the ownership of any tree, boundary or part of the property.
6. Should any dispute arise between the Seller and Buyer(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to interpretation, the dispute shall be referred to the Seller's Agent, Henry H. Bletsoe & Son LLP whose decision shall be final and binding on all parties to the dispute and in every such referral the Seller's Agent will decide how the costs of such reference shall be borne.

Measurements & Other Information

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable if there is a point which is of particular importance please do contact Henry H. Bletsoe & Son LLP who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Photographs taken on 28th September 2015. Particulars prepared in October 2015.

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COMMERCIAL ARABLE FARM
FOR SALE AS A WHOLE
OR IN 4 LOTS

ALL ENQUIRIES & VIEWING CONTACT

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