



ORCHARDS AT PLACE FARM

Between YAUGHER LANE and WARREN LANE | HARTLIP |
SITTINGBOURNE | ME9 7XE

Guide Price £425,000



## ORCHARDS AT PLACE FARM, YAUGHER LANE, HARTLIP, SITTINGBOURNE, KENT ME9 7XE

Productive modern trellised Smitten and Gala apple orchards on Grade 1 soils, with dual road frontage on the outskirts of Hartlip, Kent. Extending in all to some to 27.42 acres (11.09 hectares).

SITTINGBOURNE 5.4 MILES | CHATHAM 7 MILES | NEWINGTON RAILWAY STATION 2.5 MILES





#### **DESCRIPTION**

The property comprises 27.42 acres (11.09 Hectares) of productive orchards, including a mixture of established Smitten and Gala apple orchards on trellised wirework. The planted areas are noted as follows:

Gala – 4.7 acres (1.90 hectares)

Smitten – 19.75 acres (7.99 hectares)

The land is classified as Grade I on the DEFRA Agricultural Land Classification Map, and Soilscape describes it as freely draining, lime-rich loamy soils.

#### METHOD OF SALE

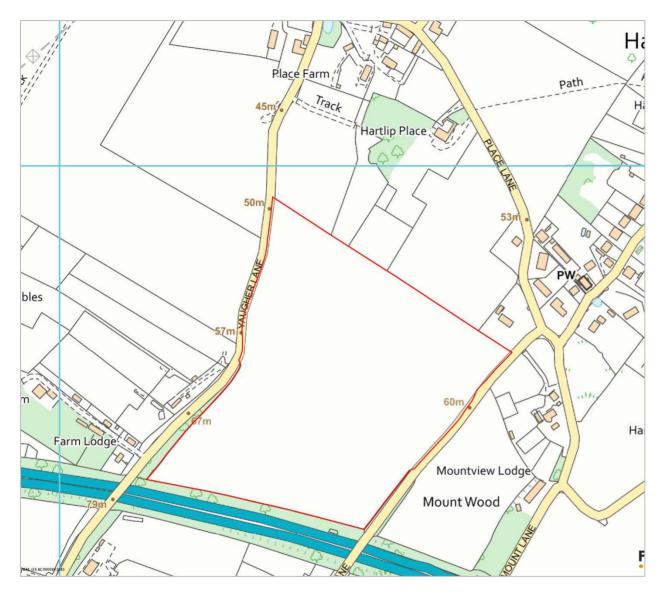
The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

### **TENURE**

The land is offered freehold with vacant possession on completion.

### MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.



#### PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the land.

#### 2024 CROP

Depending on the timetable for the sale the Vendors would consider, in addition to the agreed sale price, an ingoing valuation for the work carried out for the benefit of the 2024 fruit crop. Alternatively, holdover would be considered to reserve the right to continue to farm the orchards until post harvest 2024.

#### **SERVICES**

We understand that no services are connected to the land and prospective purchasers should rely on their own enquires with regards to the local availability of any new service connections.

#### LOCAL AUTHORITY

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent. ME10 3HT. Tel: 01795 417850.

#### **DIRECTIONS**

The nearest postcode to the property is TN12 ME9 7XE. From Sittingbourne, head west along the A2 for 3.9 miles before turning left onto Mill Lane. Continue along Mill Lane, bearing left onto Dane Lane after 0.4 miles. At the end of Dane Lane, turn right onto Meresborough Lane and then immediately left onto Yaugher Lane. After 0.3 miles the entrance to the land will be on the left-hand side.

#### WHAT3WORDS

Using the What3Words app, the entrances to the land are located at:

Yaugher Lane - ///voucher.hurricane.calm.

Warren Lane - ///drawn.treatable.condiment.

### **VIEWING**

Strictly by appointment only. Please contact the selling agent Lambert and Foster's Paddock Wood Office on 01892 832325 Option 3. For more information contact Will Jex or Alan Mummery.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, idensions, idensions, idensions, idensions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statisfy themselves by inspection or old previous and are believed to be correct but any intending purchasers/lessees should not rely on them as the property. In accordance with the Consumer Protection from Unfair Trading Regulations (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employer the factor obtains proof of identification for all purchasers. Lamples the Services of Smartsearch to verify the identified the degree of identification for all purchasers.













# **OFFICES LOCATED AT:**

PADDOCK WOOD, KENT Tel. 01892 832 325 77 Commercial Road, Paddock Wood, Kent TN12 6DS

CRANBROOK, KENT Tel. 01580 712 888 Weald Office, 39 High St, Cranbrook, Kent TN17 3DN

HYTHE, KENT Tel. 01303 814 444 Hillhurst Farm, Stone St, Westenhanger, Hythe, Kent CT21 4HU

WADHURST, SUSSEX Tel. 01435 873 999 Helix House, High Street, Wadhurst, East Sussex TN5 6AA