



SOLE STREET FARM & BUCKHOLT FARM,
ANVIL GREEN, WALTHAM, CANTERBURY, KENT CT4 7ES



**Lambert
& Foster**



CANTERBURY 7.5 MILES | ASHFORD 9.5 MILES | FOLKESTONE 16 MILES

SOLE STREET FARM AND BUCKHOLT FARM, ANVIL GREEN, WALTHAM, CANTERBURY, KENT CT4 7ES

Productive, mainly arable, farmland extending in all to some 293.87 acres / 118.92 hectares.

For Sale as a Whole or in 3 Lots.



SITUATION

The farms are located in between the villages of Waltham and Sole Street along quiet country lanes, some 6 miles south west of the City of Canterbury. Canterbury has a full range of social, recreational and educational facilities as does the market town of Ashford, some 10 miles to the west, which also has a fast mainline rail connection to central London in around 36 minutes.

DIRECTIONS

The nearest postcode to the property is CT4 7ES. Using the What3Words app, access to the individual lots will be found at:-

Lot 1 ///undercuts.spearing.hedgehog (off Sole Street).

Lot 2 ///seabirds.kennels.stroke (off Penny Pot Lane)

Lot 3 ///songbook.speakers.directs (off Sole Street)

Lot 1 - Sole Street Farmland - extending to 150.03 acres / 60.71 ha



ACCESS

Access to each of the individual lots are direct from the public highway.

Lot 1 – The main access to Lot 1 is from Sole Street with a secondary right of way shown marked on the sale plan between the points A and B.

Lot 2 – The land has 2 access points from Penny Pot Lane to the west and Anvil Green Road on the land's south east boundary.

Lot 3 – Has frontage to Sole Street and Penny Pot Lane with access from Sole Street.

DESCRIPTION

LOT 1 - SOLE STREET FARMLAND - EXTENDING TO 150.03 ACRES / 60.71 HA
GUIDE PRICE: £1,425,000

Located immediately south of the hamlet of Sole Street the land is in a ring fenced block with frontage to both Sole Street and Richdore Road. The land is classified as Grade III on the DEFRA Agricultural Land Classification and Soilscape notes the soil as Lewes Nodular Chalk Formation and identifies it as being slightly acidic loamy and clayey soils with impeded drainage. The land is generally level, falling away on its western boundary to Hobb's Hill Wood. The farmland has been managed in an arable rotation currently cropped with winter wheat (142.73 acres/57.76 ha) with a small area of pasture and fallow (7.30 acres/2.95 ha).

DESCRIPTION

LOT 2 - BUCKHOLT FARMLAND - EXTENDING TO 138.92 ACRES / 55.85 HA
GUIDE PRICE: £1,275,000

Located to the east of Lot 1, this ring fenced block of 138.92 acres/ 55.85 ha of Grade III farmland with similar soils to Lot 1 but with some shallow lime-rich soils over chalk or limestone. The land surrounds the former farm buildings, now converted to residential use, which are central to the farm. The majority of the land is in an arable rotation currently cropped with winter wheat (114.28 Acres/ 46.24 Ha), areas including trackways and headlands, with 24 acres/9.71 ha of grass banks including a small woodland copse on the eastern side of the farm, part of which has been used as a Reptile Relocation Site (shown hatched yellow on sale plan) This area is subject to a management agreement which buyers will be required to covenant to implement further details on request. There is a further small woodland copse of 0.64 acres/0.25 ha.

LOT 3 - THE TRIANGLE FIELD - EXTENDING TO 4.92 ACRES / 1.99 HA
GUIDE PRICE: On application

A triangular parcel of 4.92 acres/1.99 ha of arable land of similar quality to Lots 1 and 2 on the junction of Penny Pot Lane and Sole Street with access from Sole Street. The land has been managed in an arable rotation.

Lot 2 - Buckholt Farmland - extending to 138.92 acres / 55.85 ha



Lot 3 - The Triangle Field - extending to 4.92 acres / 1.99 ha



FOOTPATHS: A number of Public Footpaths cross the land as shown on the illustrative sale plan hatched blue and 2 bridleway routes shown with green lines. A more detailed plan is available on request.

DIRECTIONS: The nearest postcode to the property is CT4 7ES.

METHOD OF SALE: The land is offered for sale on a Private Treaty basis, as a Whole or in 3 Lots.

SERVICES: No services are connected to the land.

TENURE: Vacant possession on completion.

VIEWING: The lots can be viewed at any reasonable time during daylight hours having notified Lambert & Foster's Paddock Wood Office)1892 832325 Option 3. We would ask viewers to be respectful of the growing crops on the property when viewing.

FLOOD AND EROSION RISK: Property flood history: None Rivers and the sea: None Surface Water: None Reservoirs: None Groundwater: None (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

LOCAL AUTHORITY: Canterbury City Council, 14 Rose Lane, Canterbury CT1 2UR. Telephone: 01227 862000. <https://www.canterbury.gov.uk/>

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:

LOT 1 - Lot 1 benefits from an agricultural right of way from Sole Street along the route marked A B on the sale plan.

LOT 2 - The residents in the farmstead at Buckholt Farm have rights of way over the driveway through the land leading from Penny Pot Lane and Anvil Green Road and have historically made contributions towards the upkeep and maintenance of the road. There is a right for timber extraction along the northerly driveway leading from Penny Pot Lane benefitting the woodland to the north and east of the property.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

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, references to condition and necessary permissions 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 statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (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 employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

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

WADHURST, EAST SUSSEX

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

HYTHE, KENT

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

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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