



STILE FARMLAND & BAGHAM FARMLAND
CHILHAM, CANTERBURY, KENT CT4 8BW

TO LET – AS A WHOLE OR IN TWO LOTS



**Lambert
& Foster**

CANTERBURY 6.2 MILES | ASHFORD 9.1 MILES | SITTINGBOURNE 13.9 MILES | DOVER 22.5 MILES

STILE FARMLAND AND BAGHAM FARMLAND, CHILHAM, CANTERBURY, KENT, CT4 8BW

Productive, arable farmland extending in all to some 183.42 acres / 74.23 hectares

TO LET as a Whole or in 2 Lots - LEASEHOLD



SITUATION

The land is located on the outskirts of the village of Chilham, some 6 miles to the southwest of the city of Canterbury and 9 miles to the northeast of the town of Ashford. Both centres provide a full range of social, recreational and educational facilities; Ashford also provides a mainline rail connection to Central London in as little as 36 minutes.



DIRECTIONS

The Nearest Postcode to the property is CT4 8BW

Using the What3Words app, access to the individual lots will be found at:-

Lot 1 [///petrified.game.registers](#) off Pickleden Lane

[///clinking.riches.deciding](#) off Mountain Street

Lot 2 [///beards.gossiped.digits](#) off New Cut Road

[///cried.petty.aliens](#) off the A252

ACCESS

Access to each of the individual lots is direct from the public highway. **Lot 1** – The main access point is from Pickleden Lane. The additional parcel is accessed from Mountain Street. **Lot 2** – The two parcels are accessed from the A252 and New Cut Road respectively

DESCRIPTION

LOT 1 – EXTENDING TO 160.69 ACRES / 65.03 HA

Located to the southeast of the village of Chilham, the main block of land generally slopes down towards the north. The additional parcel on Mountain Street, is flat and has in recent years been managed under Option AB16 - Autumn sown bumblebird mix under a Countryside Stewardship agreement.

LOT 2 – EXTENDING TO 22.73 ACRES / 9.20 HA

Located close to the village of Chilham, these parcels slope very gradually to the north.

SOILS AND CURRENT MANAGEMENT

The land is classified as Grade III on the DEFRA Agricultural Land Classification. Soilscape notes the soil for the majority of the land as freely draining lime-rich loamy soils, with part of the soil described as shallow lime-rich soils. The parcel on Mountain Street is described as loamy clayey floodplain soils with naturally higher groundwater.

Unless otherwise stated, the land has been managed in an arable rotation and is currently cropped with winter wheat.

FOOTPATHS: A number of Public Footpaths across the land as shown on the site plan with purple lines.

SERVICES: No services are connected to the land

FLOOD & 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/>





TENURE

The lots are available individually to lease on separate Farm Business Tenancy agreements for a fixed term of 5 years. The rent will be payable half yearly in advance and the land is to be let on a full repairing and insuring basis. Draft Heads of Terms are included in the tender pack.

TENDER PROCESS

The Landlord encourages farmers with an established business who wish to expand their operations to submit a tender application. A tender pack is available on request from the agents. Tenders must be received by **Friday 28th August at 12 noon**, marked *Private and Confidential – Stile Farmland and Bagham Farmland Tender* and delivered to Esther Goodhew, Lambert and Foster Ltd, 77 Commercial Road, Paddock Wood, Kent, TN12 6DS or via email to esther.goodhew@lambertandfoster.co.uk.

The Landlord will not be obliged to accept the highest bid or indeed any bid.

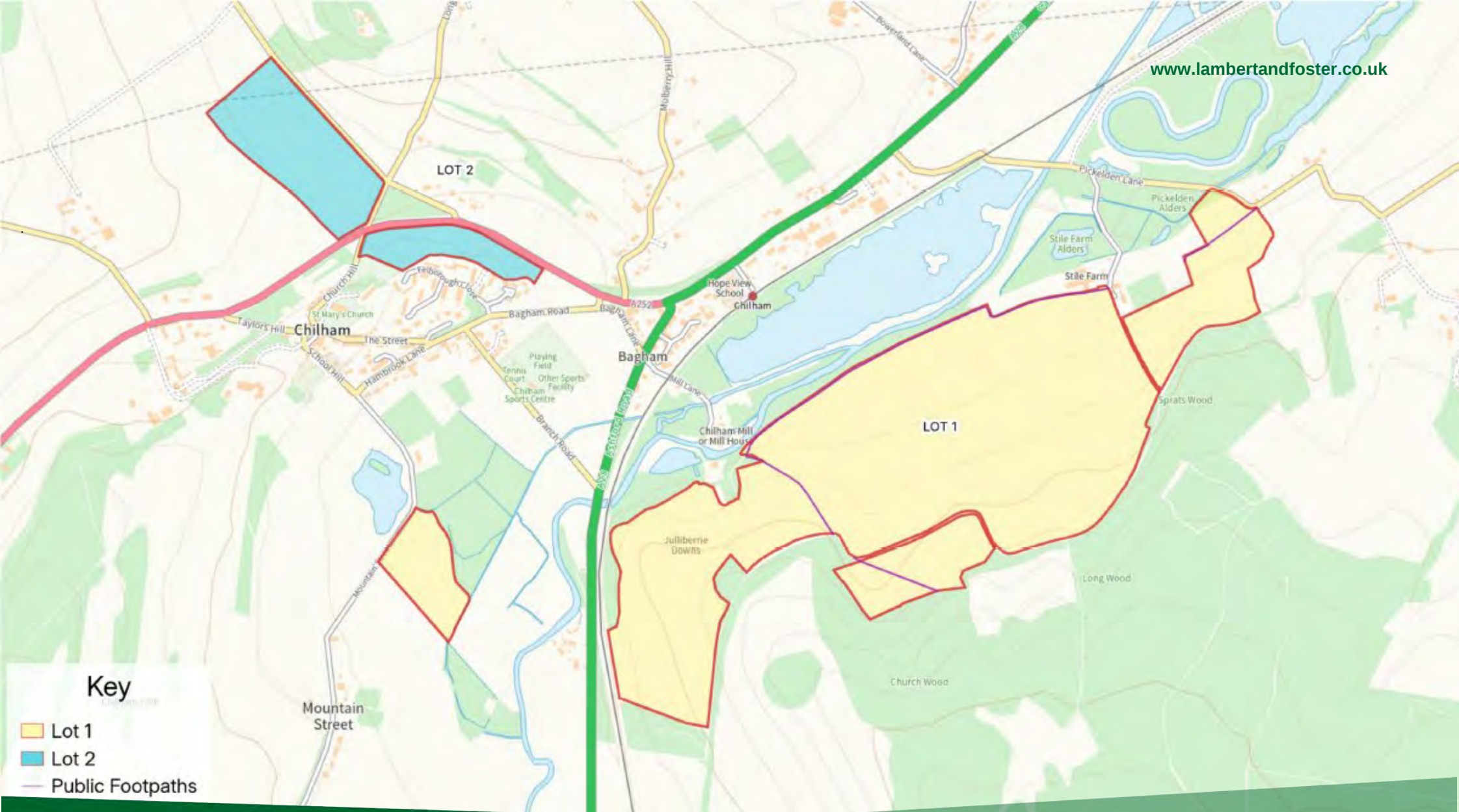
VIEWING: The lots can be viewed at any reasonable time during daylight hours having notified Lambert and Foster's Paddock Wood Office: 01892 832 325 Option 5. Given the potential hazards on a working farm, we ask all persons to be as vigilant as possible when inspecting the land, for their own personal safety. We would ask viewers to be respectful of the growing crops when viewing.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: 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



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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