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Farms and Land

Farmland at Surrenden Pluckley

RURAL LAND AND PROPERTY

Farmland at Surrenden Pluckley, Ashford, Kent TN27 0PR

An excellent opportunity to purchase a block of productive Grade 2 farmland, once forming part of the Dering Estate, situated in a convenient rural location between the pretty Kentish villages of Pluckley and Little Chart and currently farmed as top fruit and arable.

For sale as a whole or in two lots.

In all about 153.20 acres (About 62 hectares).

Guide Prices:

Lot 1 (about 104.50 acres) £900,000

Lot 2 (about 48.70 acres) £450,000

Whole £1,350,000

Communications

- Pluckley – 1.25 miles
- Ashford/M20 (Jct.9) – 6.5 & 6 miles
- Charing/A20 -3.7 miles





Situation

Surrenden is a small hamlet located between the villages of Little Chart & Pluckley comprising a mix of predominantly period houses which were once part of the former Dering & Surrenden Estates.

The Farmland

Lot 1

This parcel of land has a mainly gentle southerly slope, is dedicated to top fruit and divided into 9 small orchards with windbreaks growing different varieties of apple, cherry, plum & greengage some of which are under tunnels. An orchard to the west is awaiting grubbing whilst, to the north east between the orchards and the walled boundary is a small area of unfarmed pasture.

For a schedule and plan showing the breakdown of the current cropping of the orchard areas contact James Hickman (james.hickman@hobbsparker.co.uk) or Jon Rimmer (jon.rimmer@hobbsparker.co.uk).

Access into Lot 1 is to the west from Surrenden Road where there is the benefit of a right of way over the first part of the drive into Surrenden Manor.

Lot 2

This comprises a parcel of arable land to the east of the orchards which is farmed as one large field with a very small area of woodland. The land has been farmed in arable rotation and is currently planted with spring oats.

To the north of the track between the arable, the walled boundary and St Mary's Church is a small area of pasture which is unfarmed.

Access into Lot 2 is from Rooting Street to the south east where there are two access points. There is a further access from Swan Lane in Little Chart, close to St Mary's Church. However, this is only a narrow access and is not suitable for large agricultural vehicles & machinery.

Soil Type

1) The vast majority of the land is classified as Grade 2 with the exception of a very small part to the north east of Lot 1.

2) All of the land is classified as Soilscape 7 (<https://www.landis.org.uk/soilscales/>), and is described as "free draining loamy, slightly acid but base rich soils with high fertility".

Tenure, Possession & Completion

The land is all freehold and vacant possession will be available after the 2024 harvest for both lots.

Method of Sale

The land is offered for sale by Private Treaty with offers invited. However, in the event of competing offers, interested parties may be asked to submit their "best and final" offer. The sellers also reserve the right to offer the land by informal tender or auction if the need arises.

Stewardship Schemes

There are no Countryside Stewardship Schemes currently running on the land.

Services

There are no services currently connected to either lot.

Footpaths

Public footpath Nos AW11, AW115 & AW114 cross both Lots. For exact details contact (<https://webapps.kent.gov.uk/countrysideaccesscams/standardmap.aspx>).

Local Authority/Planning

All planning enquiries relating to any future planning or change of use of the land should be directed to Ashford Borough Council (ashford.gov.uk).

Photographs

The photographs were taken in April 2024.

Boundaries, Plans and Areas

The plans on these sales particulars and the acreages quoted are strictly for identification & guidance only and given without responsibility.

They are based on Ordnance Survey plans and interested parties are reminded that the land is sold in accordance with the owners Land Registry Title plan/s and must satisfy themselves as to the boundaries and the quantity of land being purchased.

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.

They should not rely on the stated areas as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

Wayleaves, Easements, Rights of Way

The land is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves and easements for masts, towers, stays, cables, drains, communications, water and gas and other pipes whether referred to in these particulars or not.

Sporting Rights

These are included in the sale.

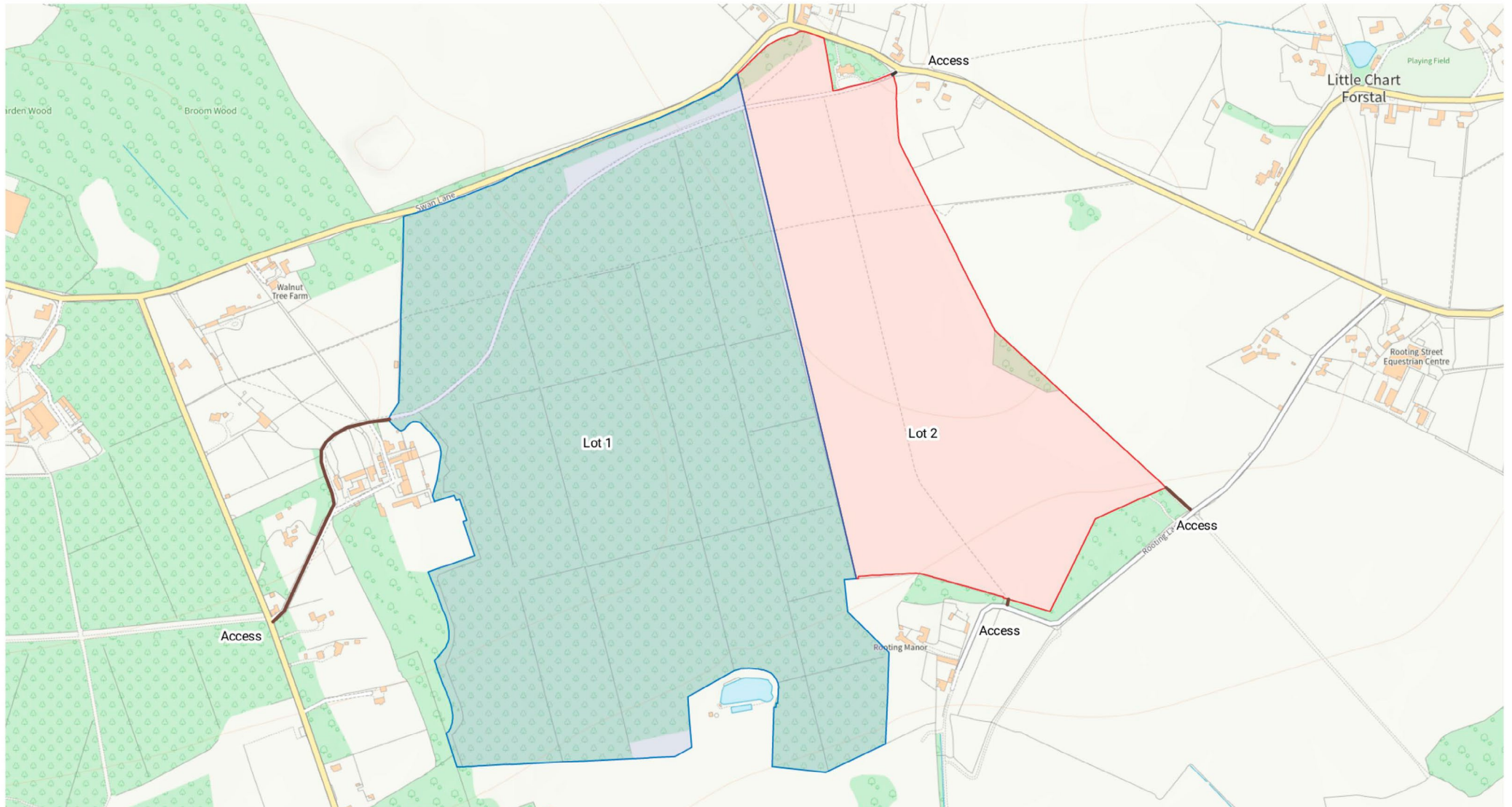
Viewings/ Health and Safety

Viewings are by appointment with Hobbs Parker's Ashford office on 01233 506260.

Prospective purchasers must have regard for their own safety during viewings.

The Vendors and their agents do not accept any responsibility for any accident or injury as a result of viewing.







Directions

Postcode:
TN27 0PR (Lot 1) - TN27 0PY (Lot 2)

What3words:

Lot 1

<https://w3w.colfractions.stuffy.land> (Surrenden Road)

<https://w3w.colinnovate.kite.slice> (Land)

Lot 2

<https://w3w.colheads.resists.converged>

<https://w3w.colholiday.dusted.incisions> (Rooting Street)

The land lies to the south of Swan Lane between the villages of Little Chart and Pluckley. Access to Lot 1 is from Surrenden Road and access to Lot 2 is either from Lot 1 or from Rooting Street to the south.

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.

Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766



www.hobbsparker.co.uk

Boundaries/Acreage

The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal 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.



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