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**Lambert
& Foster**

PART OF THE LOCAL LANDSCAPE

**LAND AT BURFORD FARM, LINTON,
MAIDSTONE, KENT ME17 4BD**

 **RICS**  **ARLA**
www.lambertandfoster.co.uk

Maidstone 5.8 miles

Tonbridge Wells 14.8 miles

Central London 45 miles

LAND AT BURFORD FARM, LINTON, MAIDSTONE, KENT ME17 4BD



**Two blocks of good quality arable farmland in a sought after location in the parish of Linton in the Weald of Kent.
In all some 102.3 acres (41.4 hectares).**

For Sale as a Whole or in 2 Lots

LOT 1 - BIG FIELD AND 14 ACRE FIELD

PRICE GUIDE: £610,000

DESCRIPTION: A well located block of mainly Grade III arable land extending to 74.75 acres (30.25 hectares), including approx. 2.78 acres of woodland and ponds, with dual road frontage and access points off Redwall Lane and George Street. The land is described by Soils as clay loam soils and slightly acidic base rich loam and clay, ideally suited to arable production. The land has been in the vendor's family for many years and has been extensively land drained.

It is currently cropped with oilseed rape.

LOT 2 - BRICKYARD FIELD.

PRICE GUIDE: £235,000

DESCRIPTION: A gently southerly sloping block of Grade III arable land on the foot of the escarpment extending in all to some 27.55 acres (11.15 hectares). The land has frontage along its southern boundary to Redwall Lane and includes two small woodland shaws and ponds totalling around 0.50 acres.

The land is fallow awaiting cropping in the spring.

DIRECTIONS: The nearest postcode to the property is ME17 4BD. From Maidstone town centre, head south on the A229 passing through Loose. At the crossroads intersection with the Heath Road/B2163, proceed straight on and down the hill and as the road levels out look out for Redwall Lane which is the second turning on the right hand side after The Bull Inn. Follow along Redwall Lane and the land will be found either side of the lane after about 1 mile.

SITUATION: Burford Farmland is located in the sought after parish of Linton, some 5.8 miles south of Maidstone Town Centre. Maidstone has a full range of social, educational and recreational amenities and easy access to the M20 connecting through to the national motorway network. The nearest mainline railway station is located at Marden (4 miles) connecting to central London stations in about an hour.

SERVICES: No services are connected to the land.

DRAINAGE RATES: A small drainage rate is payable annually to the UMIDB.

BASIC PAYMENT SCHEME: Lots 1 and 2 will be sold with appropriate areas of Basic Payment Scheme Entitlements which will be transferred to the buyers on completion. The vendor will claim in May 2018 and reserve this year's payments.

HOLDOVER: The vendors will reserve holdover to harvest the 2018 growing crops on both Lots 1 and 2.

FOOTPATHS: A footpath crosses Lot 1 in an east-west direction from George Street to the track running along the eastern boundary of the land being sold. A public footpath crosses over Lot 2 in a north/south direction, a plan showing routes is available on request.

UNREGISTERED LAND: Lot 1 - A sliver of land on the northern boundary of the property is unregistered but the vendor will provide the purchaser with a statutory declaration of continual occupation by his family.

FARM MACHINERY SALE: The vendors reserve the right to hold a farm machinery sale on Lot 1 before the end of October 2018.

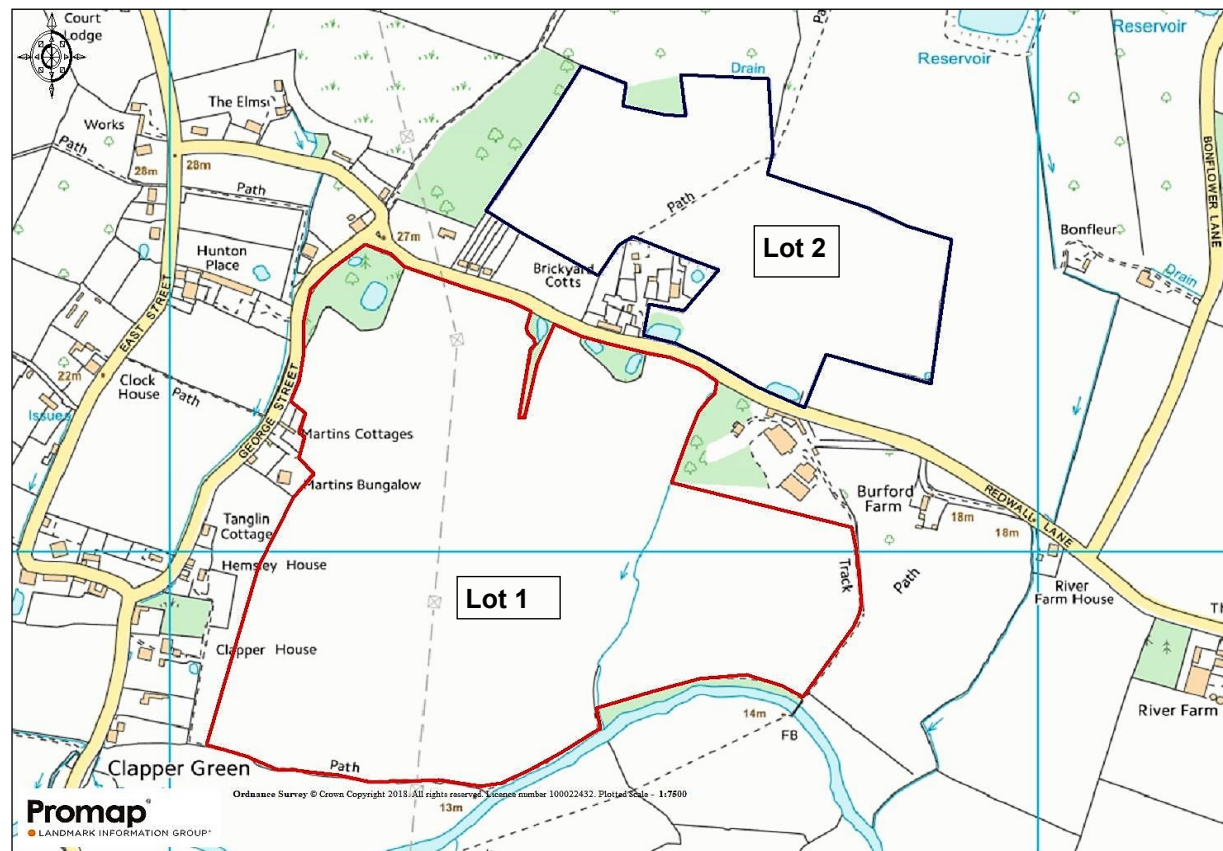
VIEWING: At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832325.

LOCAL AUTHORITY: Maidstone Borough Council, Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ. Telephone 01622 602736. Email planningsupport@midkent.gov.uk

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.

ANTI MONEY LAUNDERING COMPLIANCE (AML): The Money Laundering, Terrorist Financing and Transfer of Funds (Information of the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once their offer has been accepted, the prospective purchaser (s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed. Further information can be obtained via the following link:

<https://www.gov.uk/guidance/money-laundering-regulations-yourresponsibilities>.





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OFFICES IN KENT, EAST SUSSEX AND CENTRAL LONDON:

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Paddock Wood, Kent TN12 6DS

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The Estate Office, High Street,
Mayfield, E. Sussex TN20 6AE

Cranbrook 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent TN17 3DN



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