



BRIDGE FARM, WAREHORNE, KENT





BRIDGE FARM

Church Lane, Warehorne, Kent TN26 2LS

Woodchurch 4 miles • Hamstreet 6 miles
Tenterden 8 miles • Ashford 9 miles • Folkestone 21 miles
(all distances are approximate)

A commercial agricultural opportunity

5 bedroom farmhouse
3 bedroom bungalow
Extensive farm buildings/Corn Storage
Arable and pasture land

In all approximately 148.00 acres (59.89 ha)

FREEHOLD FOR SALE
As a whole or in lots

Contact : James Tillard - 01342 410122
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Will Matthews - London 020 7861 1440
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Simon Biddulph - Tunbridge Wells 01892 772942
simon.biddulph@knightfrank.com

VIEWING

Strictly by confirmed appointment only with the joint agents, RH & RW Clutton - 01342 410122, Knight Frank London - 020 7861 1440 or Knight Frank Tunbridge Wells - 01892 772942.

SITUATION

Bridge Farm lies to the south of Warehorne just over the Military Canal on the edge of Romney Marsh. Tenterden lies 8 miles to the west and the A2070 is accessible to the north leading up to Ashford and the M20 in about 9 miles. Folkestone is 21 miles and Dover 28 miles.

DESCRIPTION

Bridge Farm offers the opportunity to acquire a large

commercial venture which has belonged to the vendor's family for the last 65 years. The ground is principally being farmed on an arable basis and has an adjoining range of extensive farm buildings together with two dwellings.

THE DWELLINGS

The Farmhouse

A traditional brick and tile farmhouse approached through a 5 bar gate leading into a large courtyard. The front door opens into an entrance **lobby** and hallway with doors to the **lounge, study** and **sitting room**. A rear **lobby** leads out to a **wash room** and **WC**. On the first floor are 5 **bedrooms** and 1 **bathroom** with a separate **WC**.

There are enclosed fenced gardens to each side of the house and at the back an old **Chitting Shed** with concrete block and weatherboarded sides approximately 18m x 7.5m offers good workshop facilities and garaging, and an old roofless **Hovel**.

Bridge Farm Bungalow

This recently upgraded and modernised bungalow fronting the lane offers a **hallway** with doors off to a spacious **sitting room, dining room,** and **kitchen** together with 3 **bedrooms** and a **bathroom**. There is parking to the side of the property and a large garden.

The Farm Buildings

A compact group of largely dated modern framed buildings, behind the dwellings and set back slightly off the lane in front of the courtyard offer:-

- 1 **Grain Store** 45m x 8.5m 10 bay concrete frame barn with walling and tunnel
- 2 **Grain Store** 22m x 10m 5 bay concrete frame barn with walling and tunnel
- 2a **Machinery lean-to and garage** 22m x 6.65m steel framed with concrete block walling
- 2b **Straw Barn lean-to** 22m x 6.65m, 5 bay steel frame open barn
- 3 **Redundant pig stalls** 22.24m x 5.0m concrete block
- 4 **Hay Barn** 22.5m x 9m 5 bay concrete frame barn
- 5 **Large open yard area**
- 6 **The Farmhouse**
- 7 **The Bungalow**

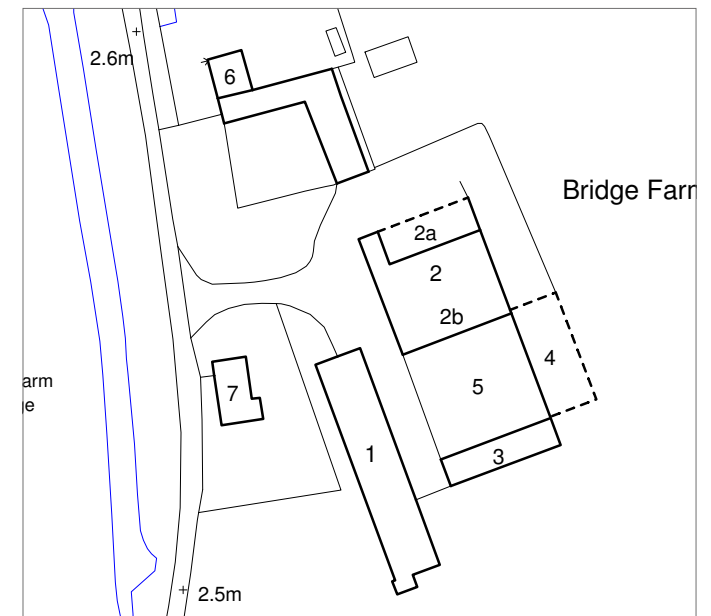
The Land

The land is all shown Grade II on the old MAFF series and described as Wallasea 2 series (813g). The farm lies within an NVZ zone and drainage rates are payable.

Lying on the south east side of the farm buildings with good lane frontage the ground extends to approximately 140.52 acres of farmable ground (56.86ha) intended for winter wheat, barley and fallow.

Opposite the house lies a separate 4.52 acres (1.83ha) field ideal as a pony paddock

In all about 148.00 acres (59.89ha)



TENURE & POSSESSION

The property is offered freehold with vacant possession on completion. The farm bungalow is currently let on an Assured Shorthold Tenancy agreement and the land is subject to a contract farming arrangement. Further details are available from the Agents.

SPORTING RIGHTS, MINERALS AND TIMBER

These are included within the freehold in so far as they are owned.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way whether public or private, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. A public footpath passes through the farm buildings and splits into two across the land.

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

OVERAGE

The vendor will retain a 30 year overage on any permitted non agricultural development on the farm buildings which is implemented based on 35% of the uplift post completion per dwelling. A recent application to convert the buildings to residential has been submitted.

SERVICES (Not tested and therefore not warranted)

Both dwellings have mains water and electricity and independent private drainage systems. Oil fired central heating to both. Electricity to some farm buildings.

PLAN AND ACREAGES

The plans and stated acreages in these details are for identification and information purposes only and potential purchasers must rely on their own investigations. Acreages have been taken for the land from the last RLR plans. Land Registry Title Numbers:- K883636, K895899, K97102

ENTITLEMENTS/ENVIRONMENTAL SCHEMES

The vendor will use reasonable endeavours to transfer the entitlements relating to the land proportionate to the land following completion and retain the 2017 Basic Payment Scheme payment. The farm is not entered into any environmental scheme.

HEALTH & SAFETY

This is a working farm and particular care must be taken walking round the farm buildings and the land where there are open dykes.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including all farm equipment.

SOLICITORS

Adams & Remers LLP, Trinity House, School Hill, Lewes, Sussex BN7 2NN.

Email : francis.nation-dixon@adamsandremers.com

Tel : 01273 480616

LOCAL AUTHORITIES

Kent County Council	03000 41 41 41
Ashford Borough Council	(01233) 33 11 11

COUNCIL TAX & EPC

EPC :	Farmhouse	F-33
	Bungalow	E-48

Council Tax :	Farmhouse - G (£2,647.94 - 2017/18)
	Bungalow - D (£1,588.76 - 2017/18)

DIRECTIONS

From the north leave the M20 at Junction 10, following the A2070 south coming off at Hamstreet onto the B2067 and turn left into Warehorne after about 6 miles. Follow down through the village, pass the church, over the railway and Military Canal and the farm will be seen on the left handside. **From Tenterden** take the B2067 towards Hythe, through Woodchurch and Kenardington and the turning on the right to Warehorne will be seen at the top of the hill. Follow as above.



LOTTING

The vendor will consider interest in splitting the property as follows:-

1. The farmland, buildings and 131 acres (53.01ha)
2. Bridge Farmhouse, Paddock opposite and about 10 acres
3. Bridge Farm Bungalow

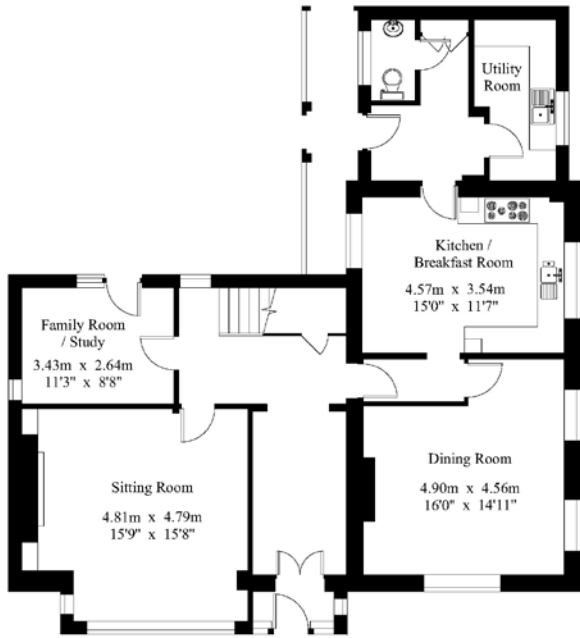
(Note: The Bungalow will not be sold before the rest of the farm)



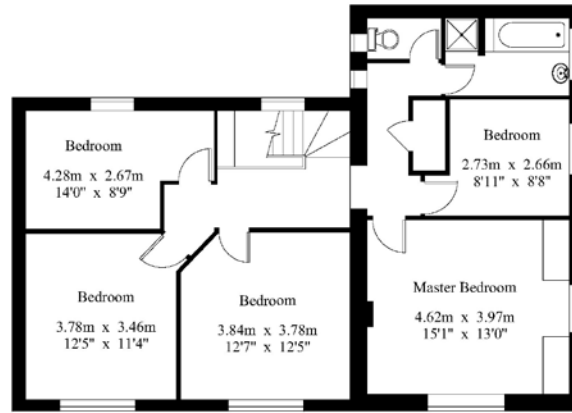


Bridge Farmhouse

House - Gross Internal Area : 203.9 sq.m (2194 sq.ft.)



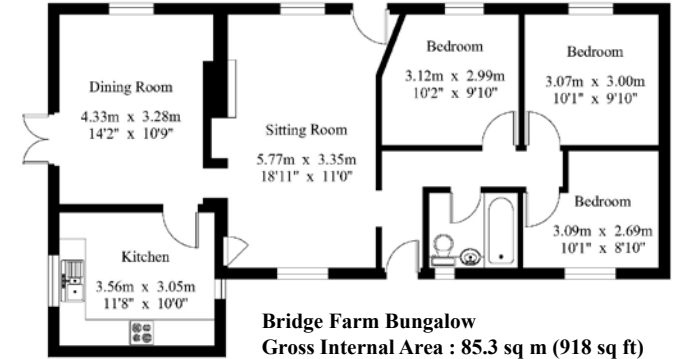
Ground Floor



First Floor



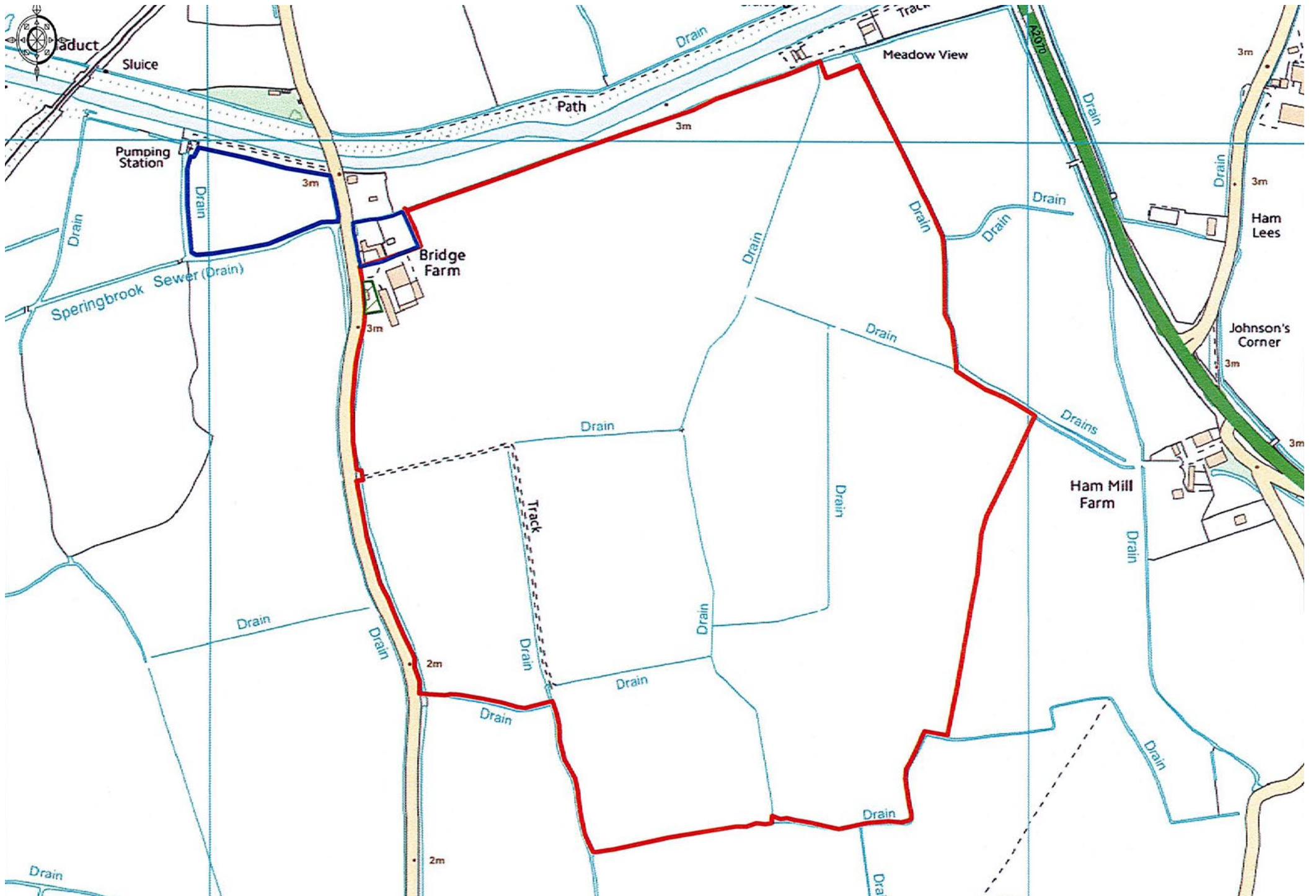
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Ground Floor

Bridge Farm Bungalow
Gross Internal Area : 85.3 sq m (918 sq ft)









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(The aerial photography shows land that is not part of the property. Some photos have been slightly manipulated)



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