



Land & Property Experts

A wide-angle photograph of a lush green agricultural field, likely a crop field, stretching towards a line of trees in the distance. The sky is bright blue with scattered white clouds. On the left side, there are large, leafy trees and bushes. The overall scene is bright and sunny.

**THE WOODFALLS FARM LAND  
GRAVELLY WAYS · LADDINGFORD · MAIDSTONE · KENT ME18 6DA**



# THE WOODFALLS FARM LAND GRAVELLY WAYS LADDINGFORD MAIDSTONE Kent ME18 6DA

<i>Laddingford</i>	-	<i>0.5 mile</i>
<i>Yalding</i>	-	<i>0.5 mile</i>
<i>Paddock Wood</i>	-	<i>3.1 miles</i>
<i>Maidstone</i>	-	<i>7.1 miles</i>

**A ring-fenced parcel of predominantly good quality arable land situated between the villages of Laddingford and Yalding in the Weald of Kent.**

- In all, approximately 101.17 acres
- The majority of the land is used for arable cropping, with a small area of permanent pasture on the south-west side
- Frontage and access to Gravelly Ways Road
- Single bank river frontage to the Rivers Medway and Teise, with fishing rights in hand
- Potential for nature based solutions with 119.88 existing BNG units

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE:  
Offers in the region of £850,000**

**VIEWING:** - Strictly by arrangement via the sole agents

**BTF Partnership · Canterbury Road**

**Challock · Ashford**

**Kent TN25 4BJ**

**01233 740077 / [challock@btfpartnership.co.uk](mailto:challock@btfpartnership.co.uk)**

## INTRODUCTION

The Woodfalls Farm Land is situated on the eastern bank of the River Medway, close to where the River Teise tributary joins the larger river. The villages of Laddingford and Yalding are both less than a mile away. Maidstone is situated approximately 7 miles to the north-east, and Paddock Wood, with excellent road and rail communications, is about 3 miles to the south.

This is a ring-fenced bare land holding with high productive capacity and BNG potential on the alluvial soils of the Medway flood plain.

## ACREAGES

The land extends to approximately 101.17 acres being:

Arable land and margins	95.51 acres
Permanent pasture	5.66 acres

These acreages are taken from Land App data, and are for guidance purposes only, and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

## DESCRIPTION

The land includes part of the river flood plain, with Weald clay overlaid by drift deposits of alluvium (sand and gravel) in the north where the land beyond the small stream will flood in places during extreme conditions.

As the ground rises to the south and east, in "Big Field", a useful depth of "Hamble series" silt loam is encountered on around 40 acres, enabling diversified cropping. In 1999 a FRACS survey upgraded "Big Field" from Grade III to Grade II and in 2010 a report by Dr Paul Burnham, commissioned by the vendors, concluded 90% of the field can be placed in Grade I of the Agricultural Land Classification. A copy of Dr Burnham's report is available on request.

On the south-western boundary there is a low-lying strip of uncropped land, considered ideal for stewardship or environmental subsidy options. Some strips of land adjacent to water courses are managed environmentally and the majority of the land has been in arable production for many years. Please see the KWT Habitats map attached.

The vendors have entered the land into the SFI pilot scheme.

## METHOD OF SALE

The land is offered for sale by private treaty as a whole. The vendor reserves the right to take the land to formal tender, informal tender or auction at a later date.

## CURRENT FARMING

The land is farmed in hand by the vendor in conjunction with their other land holding and with the assistance of contract labour.

This is a traditional two wheat arable rotation with appropriate break cropping.

## ENTITLEMENTS

The vendors have made the 2023 entitlement claim and retain the monies when they are due at the end of the year. This is the last claim year before de-linking so no entitlements will be available for purchase.

## SPORTING RIGHTS

These are in hand and will pass with the sale. The fishing on the Medway and Teise is not let.

## ACCESS

The access to the land is from the gate direct to Gravelly Ways on the eastern side of the farm.

## PUBLIC RIGHTS OF WAY

Public footpath KM198 follows the bank of the Medway.

## PLANS

The plans and boundary notes provided by the Agents are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries.

## PHOTOGRAPHS

The photographs included in these particulars were taken in May 2023.

## MINERALS

Please note: All mines and minerals are excluded from the Freehold. A previous owner has the option to buy the land back at market value if planning consent for mineral extraction is obtained.

## FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

## NATURE BASED SOLUTIONS

It is considered that the land offers an interesting mix of Natural Capital, which has scope under the new Environmental Land Management systems and for other nature based solutions.

The land adjoins two local wildlife sites: Hale Street Ponds & Pasture (ref: MA18) to the south and Stoneham & the Lees (MA53) to the north. The land is within the Medway & Low Weald grassland and wetland Biodiversity Opportunity area.

The vendors have commissioned a Habitat survey and Natural Capital assessment Report by the Kent Wildlife Trust, and copies are available for inspection on request. The Biodiversity Net Gain units have been calculated as follows. **Note: this excludes the pasture field on the west side.**

The area habitats biodiversity baseline calculation data is as follows:-

Habitat	Total Baseline biodiversity units
Area features	101.39
Linear features - Hedgerow	11.71
Linear features - River	6.78
<b>Total</b>	<b><u>119.88</u></b>

The KWT survey sets out proposed enhancement aims to achieve the most uplift in biodiversity units possible on site, including suggested wetland creation in the north and centre of the land and opening up the possibility of nutrient neutrality as well as BNG payments.

## TENURE

The land is to be sold freehold. The vendor reserves the right to charge an ingoing valuation depending on completion dates.



## VIEWING

Strictly by prior appointment with the sole selling agents, BTF Partnership, Challock. We respectfully ask that viewings are made on foot only during daylight hours. Please take care when parking in the main gateway, at Point A on the plan.

## WHAT 3 WORDS

///costumes.skins.removals

## LOCAL AUTHORITIES

Maidstone District Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ and Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ.

## AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

## GUIDE PRICE

Offers in the region of £850,000.

## BTF Partnership

Canterbury Road, Challock, Ashford, Kent TN25 4BJ

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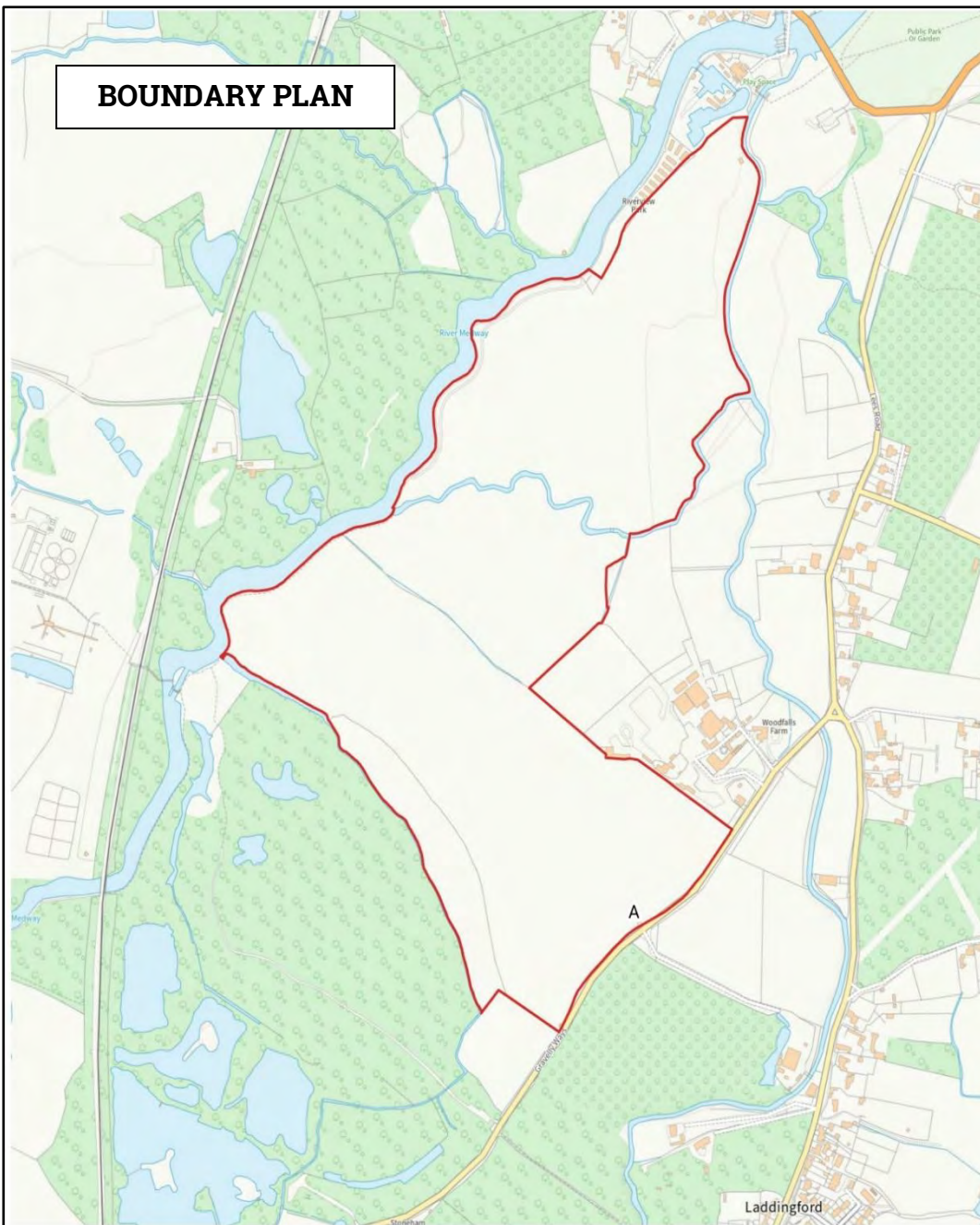
Email: [challock@btftpartnership.co.uk](mailto:challock@btftpartnership.co.uk)



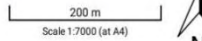




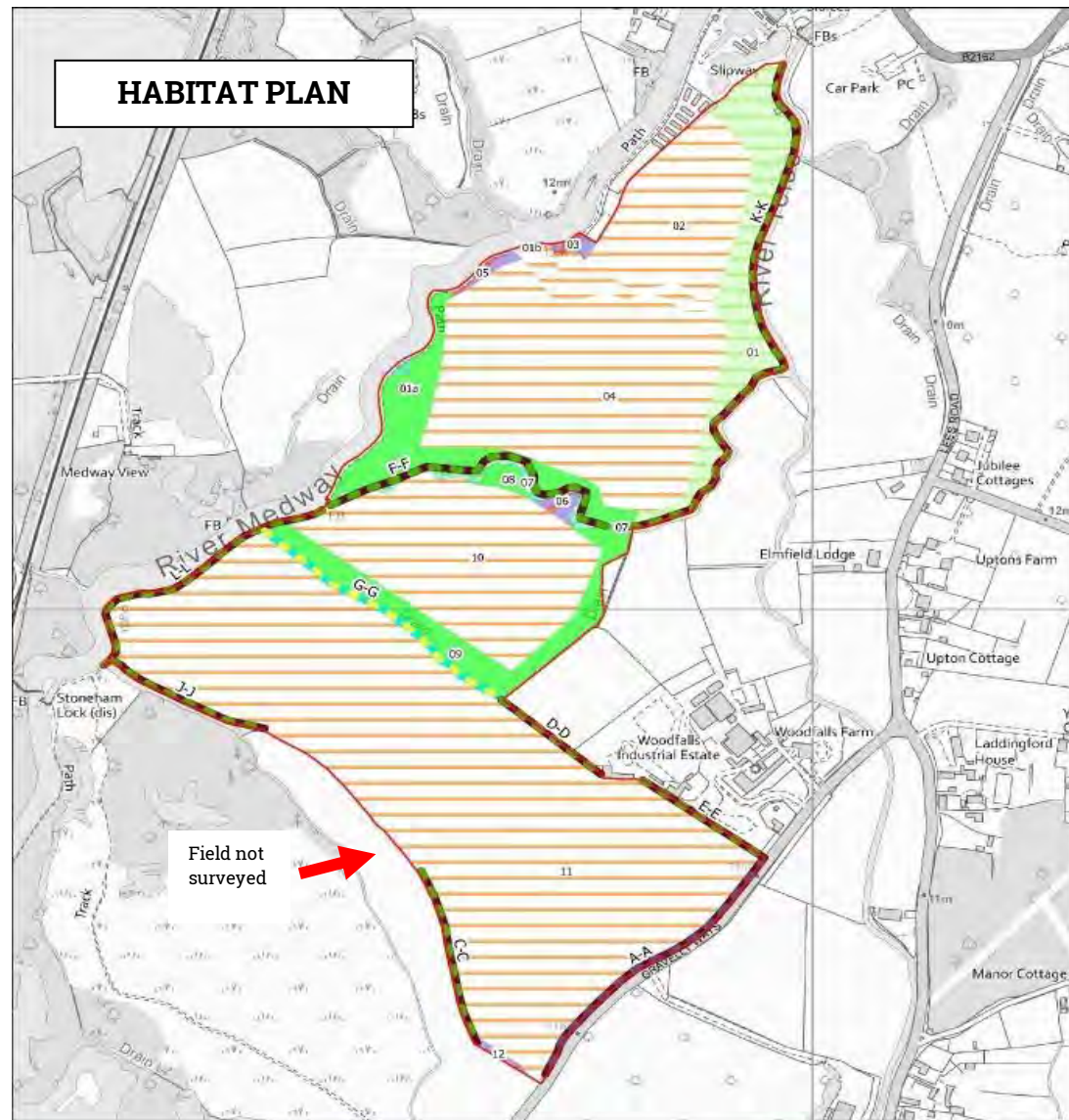
# BOUNDARY PLAN



Produced on May 24, 2023.  
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# HABITAT PLAN



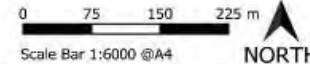
### Legend

- Site Boundary
- g3c - other neutral grassland
- g4 - modified grassland
- h3h / h3d - mixed / bramble scrub
- c1c - cereal crops
- r2 - rivers and streams
- w1g6 - Line of trees
- Hedgerow (priority habitat)
- r1e - Ditch

A Jan 2023 Updated following ground truthing  
Rev Date



CLIENT: BTF  
PROJECT: Laddingford, Yalding, Maidstone ME18 6BZ  
TITLE: Existing Habitats & Ecological Features (Post survey)  
DATE: January 2023  
REF: EC227 - 01



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Rev A







# LOCATION PLAN







Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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