



Land & Property Experts



SHURLAND FARM
LEYSDOWN ROAD · EASTCHURCH · ISLE OF SHEPPEY · KENT ME12 4BD

SHURLAND FARM LEYSDOWN ROAD EASTCHURCH ISLE OF SHEPPEY KENT ME12 4BD

<i>Eastchurch</i>	- 0.5 miles
<i>Sheerness</i>	- 7 miles
<i>Sittingbourne</i>	- 12 miles
<i>Maidstone</i>	- 20 miles
<i>Chatham</i>	- 24 miles

363.47 acres of undulating Grade 3 agricultural land currently in an arable rotation with a good sized hard yard and range of buildings, including grain storage.

- Well maintained ring fenced parcel of arable land with good sized enclosures
- Sheltered hard yard and buildings extending to 1.50 acres.
- Up to 1,000 tonnes of grain storage
- Drying floor and fan house within the larger of the existing buildings.
- Good access from the public highway.
- Vacant possession available post harvest 2024
- In all approximately 364.47 acres

**FOR SALE BY INFORMAL TENDER
CLOSING DATE WEDNESDAY 31ST JULY 2024
GUIDE PRICE: - £3,995,000**

**VIEWING: - Strictly by arrangement via the sole agents
BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk**

LOCATION

Shurland Farm is situated in the north eastern part of the Isle of Sheppey just to the east of the village of Eastchurch. The Farm has significant road frontage on the southern boundary to Leysdown Road as well as frontage to Warden Road on the north side and access from the west. Minster and Leysdown are both within a 2 mile radius and can provide a significant range of amenities and facilities along with good road links with easy access onto the A249 that connects with the A2 and M2 to the south linking with the national road network. The larger towns of Sittingbourne, Maidstone and Chatham are all within a commutable distance and provide a more comprehensive range of facilities and amenities. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns, villages, road and rail networks.

DIRECTIONS

From the A249 Sheppey Way head north east over the Swale Bridge and onto the Isle of Sheppey. At the first round about take the second exit then at the next roundabout the second exit again onto the A2500 Lower Road. Continue east on the A2500 until the next roundabout and take the second exit. Follow this all the way to the roundabout at Eastchurch. Here take the second exit south on the B2231 to the next roundabout and again the second exit onto the Leysdown Road. Follow this for approximately one mile and the entrance to the Farm is on your left.

WHAT 3 WORDS

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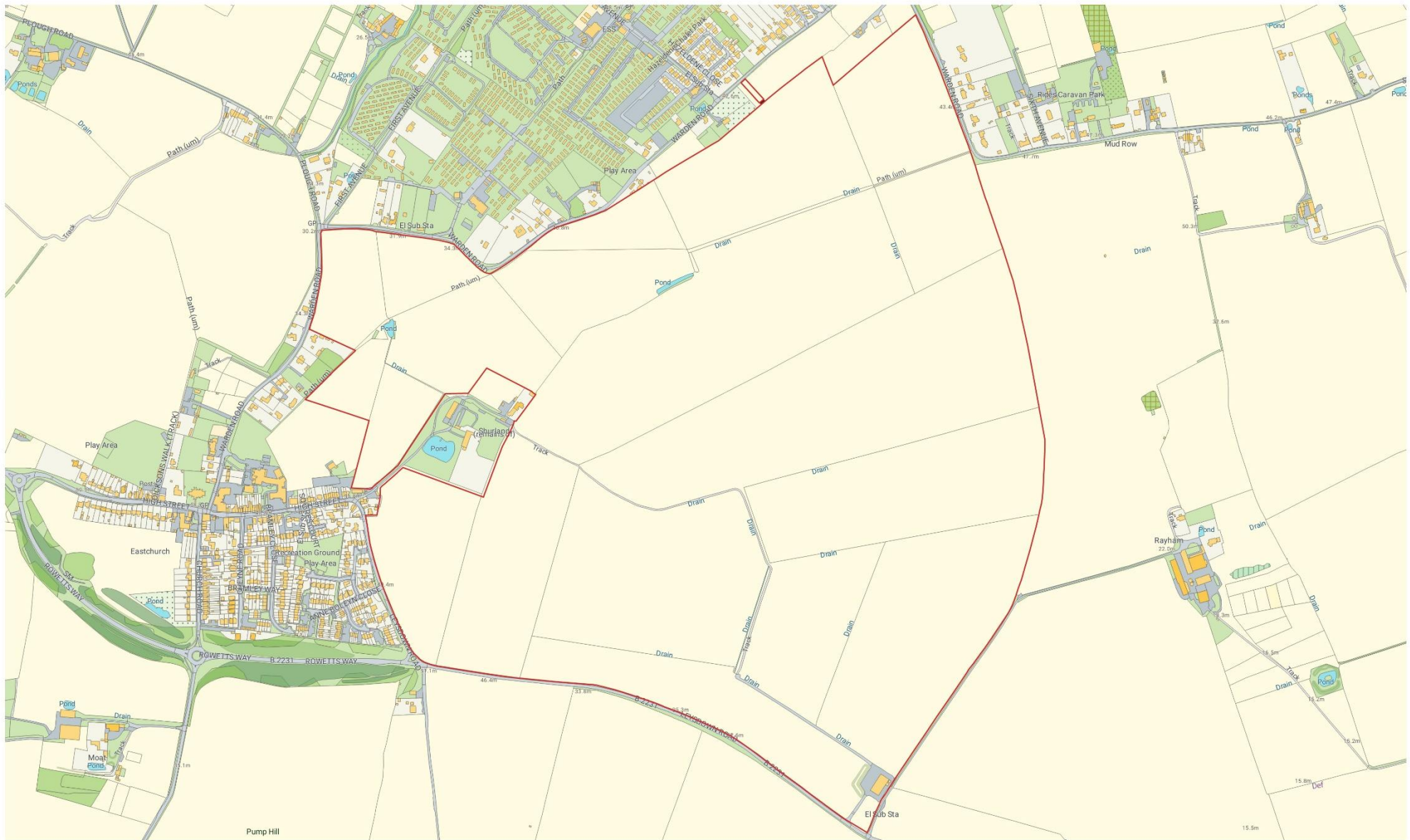
DESCRIPTION

Shurland Farm comprises a ringfenced non residential farm that extends to a total of 364.97 acres. There is little unfarmed land and the croppable parcels extend to 363.47 acres and are classified as Grade 3 on the Agricultural Land classification Plan for England and Wales. The farming is currently an arable rotation, that, this year comprises Winter Wheat, Spring Barley and Maize with two areas of cover crop for the local shoot. Soil types comprise the Windsor Soil Series that are free draining and productive even in wet springs like we have just experienced. A low ridge runs east west along the centre of the farm with the land to the south having a southerly aspect to the Leysdown Road. At its highest point the land is 63m above sea level. To the north the land slopes down to Warden Road at 39m and to the south 17m at the lowest point by the buildings.

There is a good sized hard yard in the south eastern corner of the farm that extends to 1.50 acres and includes a twin span building extending to over 8,000ft². Floor Plans are below. **Building 1** is of steel portal frame construction clad in steel box profile sheeting under a pitched corrugated fibre cement roof with a concrete floor, single roller shutter door and grain panelling. This is currently used for machinery storage and overflow grain in the summer if needed. **Building 2** is of identical construction but with 2 roller shutter doors and grain walling, used for grain storage from Harvest through to winter. There is a fan house to the rear. Holdover will be required on these buildings for grain storage until end of February 2025.







ACREAGES

The Farm extends to approximately 364.97 acres with land use as follows:

Arable Land & Margins	363.47 acres
Buildings & Yard	1.50 acres
Total	364.97 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

SERVICES

Three phase mains electricity and water are connected to the buildings and yard area. Calor Gas is used for drying as and when necessary. Please Note none of these services have been checked or tested.

SPORTING RIGHTS

There is a shoot licence over the Farm until 1st February 2025. The shoot plant and maintain their own cover crops throughout the season. A copy of the shoot licence is available from the selling agents on request.

PLANNING AND DEVELOPMENT UPLIFT CLAUSE

There will be an overage agreement in place on the property for 25% of any uplift in value for any residential, commercial or industrial development over a 25 year period from completion. Equestrian and agricultural change of use will be exempt. Further details will be available on request.

ACCESS

Access to the yard and the land is from the double gates fronting Leysdown Road on the southern side of the property. There are various other access ways into the property on the western boundary. We have assumed the property adjoins the public highway and a highways search has been submitted.

CURRENT FARMING

The farming tenant is vacating after the 2024 harvest so vacant possession will be available on completion. Holdover will be required on the buildings until end of February 2025.

PHOTOGRAPHS

The photographs included in these particulars were taken in May & June 2024.

METHOD OF SALE

The land is offered for sale by **Informal Tender with a closing date of Wednesday 31st July 2024**. Forms are available from the selling agents on request. Offers for part will be consider by their merits. The Vendor reserves the right to take the land to formal tender or auction at a later date or not accept any offer.

FENCING AND BOUNDARIES

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

LOCAL AUTHORITIES

Swale Borough Council, 38 High Street, Sheerness, Kent ME12 1NL

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 sales 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.

PUBLIC RIGHTS OF WAY

There are various public rights of way crossing the property. A right of way plan can be provided from the agents upon request.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prioie to offering.

TENURE

The land is to be sold freehold and is registered under title numbers K72977 & K201696. Office Copy Entries & Title Plans are available from the selling agents on request.

VIEWING

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendors' sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.



BTF Partnership

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Kent TN25 4BJ

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GUIDE PRICE

£3,995,000



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