



**WICKHURST & HOATHLY FARMS**  
KENT/EAST SUSSEX BORDER

**btf**



LOT 2



# WICKHURST & HOATHLY FARMS

## KENT/EAST SUSSEX BORDER

Lamberhurst 2 miles | Wadhurst 3 miles | Tunbridge Wells 5 miles  
Paddock Wood 6 miles | Cranbrook 9 miles | Crowborough 10 miles

**TWO NEIGHBOURING FARMS EXTENDING TO 469.16 ACRES WITH PREDOMINANTLY LARGE FIELD PARCELS IN VERSATILE & UNDULATING TERRAIN, INCLUDING YARD & BUILDINGS. SCOPE FOR BIODIVERSITY NET GAIN, SPORTING POTENTIAL & RIVER FRONTAGE.**

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN 3 LOTS  
(Offers for part of a lot will be considered)

LOT 1	LOT 2	LOT 3
<b>WICKHURST FARM</b>	<b>HOATHLY FARM</b>	<b>PART HOATHLY FARM</b>
Agricultural Land, Yard, Buildings & Woodland 263.80 acres	Agricultural Land & Woodland 168.51 acres <b>Guide Price - £1,395,000</b>	Single parcel of south facing arable Land. 36.85 acres <b>Guide Price - £330,000</b>
<b>Guide Price - £2,500,000</b>		

**GUIDE PRICE AS A WHOLE – 469.16 ACRES – £4,225,000**



BTF Partnership  
Clockhouse Barn  
Canterbury Road  
Challock, Ashford  
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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Viewing strictly by appointment only with the  
Sole Agent BTF Partnership

These particulars are intended only as a guide and  
must not be relied upon as statements of fact.





LOT 3

## INTRODUCTION

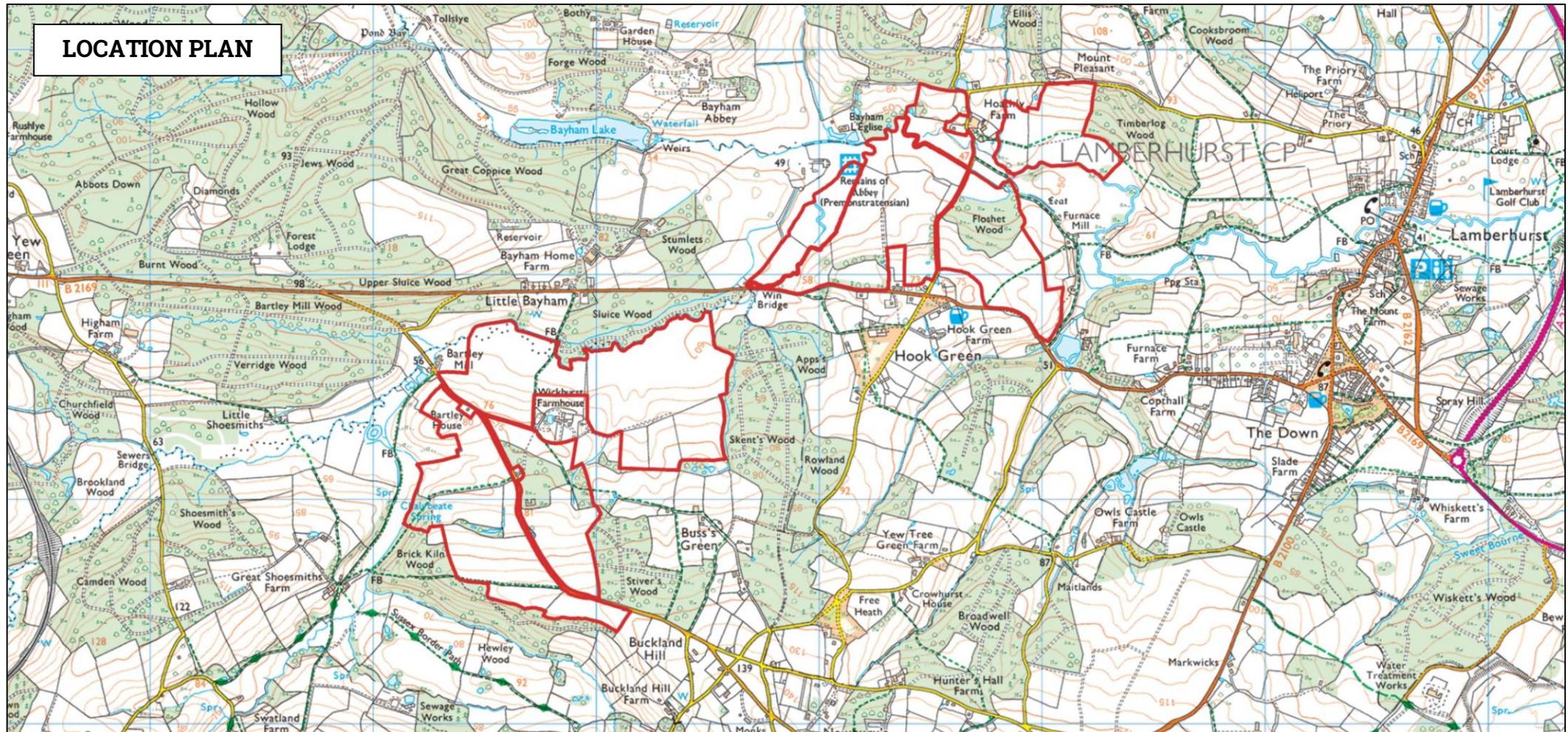
Wickhurst Farm & Hoathly Farm are situated on the border of Kent and East Sussex and have been in the same family ownership for several years. Both available for sale by private treaty as a whole or in three separate lots. These two farms provide a purchaser with an excellent opportunity to acquire two working farms with in excess of 450 acres with good sized parcels and versatile soil types in a sought after area of West Kent/East Sussex. The land is currently farmed under a Contract Farming Agreement with arable crops. The land has potential for Biodiversity Net Gain and has sporting rights with two shoots and river frontage and amenity within the high value residential locality. Please see the location plan below identifying the ownerships being offered for sale outlined in red.

## WHAT THREE WORDS

///lace.limelight.suposed (Lot 1 - Wickhurst Farm Buildings)

///rejoined.edges.busy (Lot 2 – Hoathly Farm)

///upsetting.driver.caked (Lot 3 – Hoathly Farm Land)



## **LOT 1 – WICKHURST FARM – 263.80 ACRES**

Wickhurst Farm comprises various parcels of arable land, buildings with a yard and woodland extending to 263.80 acres. The agricultural land extends to 242.54 acres and is classified as Grade III on the Agricultural Land Classification Plan for England & Wales. Soil types are relatively free draining, typical of this part of the High Weald locality. The land is predominantly in an arable cropping rotation with small areas used as cover crops by a local shoot. The land is farmed under a contract farming agreement, further details are available on request.

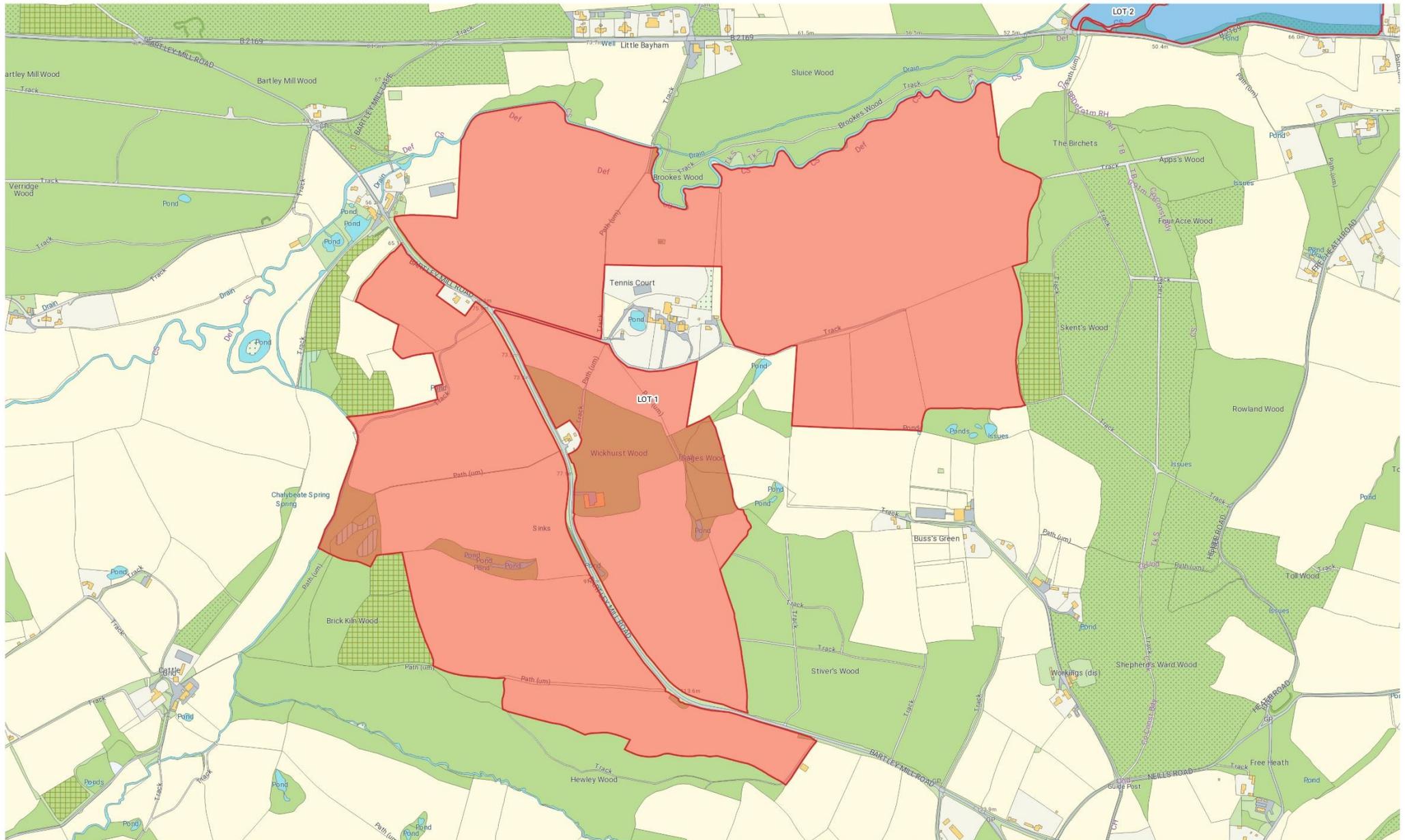
In addition to the agricultural land there is approximately 20.94 acres of woodland and shaws made up of natural broadleaved species and used by a shoot under the terms of a verbal arrangement.

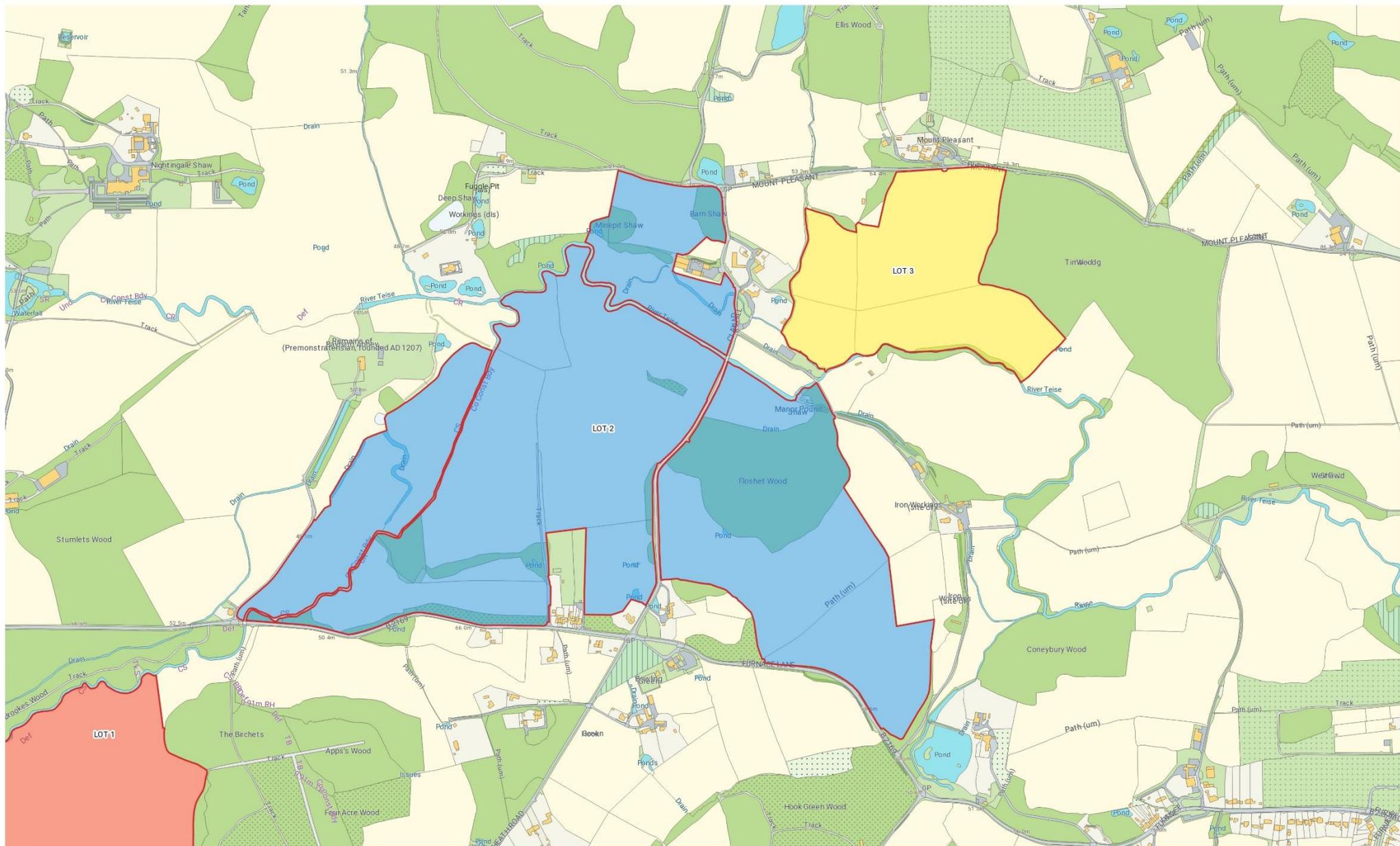
The range of buildings as shown in the photos opposite comprise steel & concrete portal frame structures under pitched corrugated fibre cement roofs with hard core and concrete yard areas. The buildings have the benefit of mains electricity and water.

There will be an overage provision in place in favour of the vendor for 25% of any uplift in value for any residential consent over ten years after completion of the sale. The exact area included within the overage is available from the selling agents on request.

Please see the boundary plan opposite showing the extent of the land and buildings included within Lot 1 edged and coloured in red.









## **LOT 2 – HOATHLY FARM – 168.51 ACRES**

Hoathly Farm is situated to the north east of Wickhurst Farm in the county of Kent. This farm extends to 168.51 acres. The majority of the land at Hoathly is in an arable cropping rotation and extends to 122.09 acres and is classified as Grade III on the Agricultural Land Classification Plan for England & Wales. As well as the arable land there is approximately 18.92 acres of permanent grassland and 27.50 acres of woodland, shaws and ponds, the majority of which is Flosket Wood in the centre of the holding. Soil types are consistent with Wickhurst Farm although the fields are slightly more undulating with rivers, drains and ditches defining various boundaries and providing potential for Biodiversity Net Gain and nitrate neutrality. The sporting rights are used by a local shoot under terms of a verbal arrangement. Please see the boundary plan opposite showing the area included in Lot 2 outlined in red and coloured blue.

## **LOT 3 – PART HOATHLY FARM – 36.85 ACRES**

Situated to the north east of Lot 2 is the remainder of Hoathly Farm which has been lotted separately and extends to 36.85 acres. The land comprises a single parcel of south facing agricultural land classified as Grade III on the Agricultural Land Classification Plan for England & Wales with soil types consistent with Lot 2. The land is in an arable cropping rotation and has direct access to the public highway. Please see the boundary plan opposite showing the area included in Lot 3 outlined in red and coloured yellow.

LOT 1



## **SERVICES**

Mains electricity and water are connected to Wickhurst buildings. It is our understanding that mains services pass along the public highways.

## **BOUNDARIES**

The purchaser must satisfy themselves as to the location of all boundaries from their own independent inspection.

## **ACCESS**

Access to all lots is directly from the adopted public highways. Please note no Highways Searches have been undertaken.

## **METHOD OF SALE**

Wickhurst & Hoathly Farms are offered for sale by Private Treaty as a whole or in 3 separate lots. The vendor reserves the right to offer the properties for sale by informal tender, formal tender or auction at a later date if required. The vendor also reserves the right not to accept any offer. Offers for part will be considered.

## **TENURE**

The property is registered under two Land Registry Title Numbers ESX172537 & K694941. Copies of the Office Copy Entries & Title Plans are available from the selling agents on request.

## **PLANNING**

A search of the Local Authority websites has been undertaken and no significant applications were found in relation to any of the lots for sale. A full planning search has not been undertaken.

## **LOCAL AUTHORITY**

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

**East Sussex County Council**, St Mary's House, 52 St Leonard's Road, Eastbourne, BN21 3UU

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The properties are sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. **Please Note:** There are various public rights of way that pass through the ownerships. A copy of the Public Rights of Way Plans are available from the selling agents on request.

## **PLANS**

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

## **PHOTOGRAPHS**

The photographs within this brochure were taken in September 2024.

## **PURCHASER IDENTIFICATION**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

## **ACREAGES**

The acreages quoted are for guidance purposes only and are provided without liability. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise.

## **AGENT'S NOTE**

These sales particulars as a general guide and none of the statements contained within relating to these properties 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.

## **VIEWINGS**

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 are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

**Tel: 01233 740077 (Challock Office)**

**Mob: 07799 846872 (Alex Cornwallis)**

**Email: alex.cornwallis@btfpartnership.co.uk**

## **GUIDE PRICES**

**LOT 1 - £2,500,000**

**LOT 2 - £1,395,000**

**LOT 3 - £330,000**

**AS A WHOLE - £4,225,000**

**OFFERS FOR PART WILL BE CONSIDERED**



Land and Property Experts

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

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