



FILBOROUGH FARM
LOWER HIGHAM ROAD · CHALK · GRAVESEND · KENT

FILBOROUGH FARM LOWER HIGHAM ROAD CHALK GRAVESEND KENT DA12 2NY

<i>Chalk</i>	-	<i>½ mile</i>
<i>Higham</i>	-	<i>1 ½ mile</i>
<i>Gravesend</i>	-	<i>2 miles</i>
<i>Ebbfleet International</i>	-	<i>4 miles</i>
<i>Rochester</i>	-	<i>5 miles</i>
<i>Central London</i>	-	<i>22 miles</i>

An attractive and excellently located smallholding offering generous amenity with a charming, listed farmhouse, useful farm buildings and productive farmland.

- Grade II listed 3-bedroom farmhouse in need of modernisation with substantial gardens and grounds – 1.63 acres
- Range of outbuildings extending to circa 3,000 sq. ft
- 12 acres of Grade I arable land

Extending in all to 14.58 acres

GUIDE PRICE: - £895,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership, Clockhouse Barn
Canterbury Road, Challock, Ashford
Kent TN25 4BJ**

01233 740077

challock@btfpartnership.co.uk

LOCATION

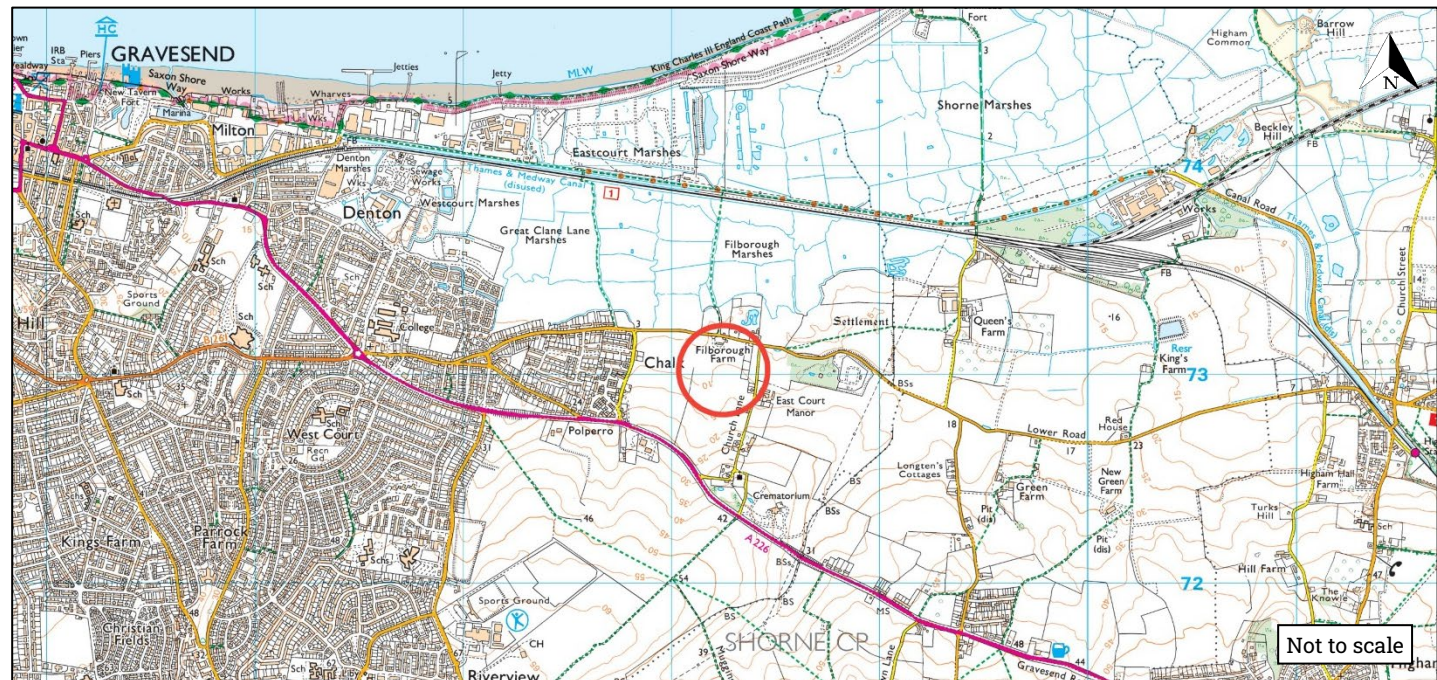
Filborough Farm is situated just outside the ancient village of Chalk, a short distance east of the larger town of Gravesend, occupying a rural position at the edge of the upland of the North Kent Plain with far reaching views out over the Thames Estuary. Filborough Farm stands with frontage to a rural lane and is within a short distance of the A226 running between the Medway Towns and Gravesend. Both provide a significant range of facilities and amenities including excellent commuter links to London and the wider South East, with connections to the national motorway network via the A2(M). Ebbsfleet International Station is located 10 minutes' drive away and provides regular high speed services into King's Cross St Pancras within approximately 18-20 minutes. Gravesend railway station also provides services into central London via Charing Cross and Victoria in around an hour.

Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages

DIRECTIONS

From the Clock Tower at the centre of Gravesend, head east on Milton Road (A226) and follow the road towards Higham for 1.1 miles. At the roundabout, take the 2nd exit onto Lower Higham Road. After 0.3 miles, turn left to stay on Lower Higham Road towards Higham and Cliffe. After 0.8 miles, the Farm entrance shall be located on the right-hand side.

From the center of Higham, at the Post Office, head north along School Lane for approximately 1 mile. At Higham Railway Station, follow the road round to the left and continue for another half a mile before exiting the village, heading west on Chalk Road towards Gravesend. Follow the road for another 1.8 miles, after which, the Farm entrance shall be located on the left-hand side.



INTRODUCTION

The earliest record of Filborough Farm is believed to date back to 1220 AD, and during the 16th Century, the farm was owned by the estate of King Henry VIII, when it was known as '*Fyleborowe*' and formed part of the larger West Court estate. Today, Filborough Farm comprises an attractive smallholding with land and buildings which together provide significant opportunities for incoming purchasers.

FILBOROUGH FARMHOUSE

The farmhouse is Grade II Listed and dates from the 18th Century, with later additions constructed in circa 1938 as part of restoration works following fire damage. It is of oak timber frame construction with roughcast infill elevations and part solid brick. Features such as a first floor over sail and substantial brick chimneys to the centre and side provide the farmhouse with an unmistakable Jacobean style, under a hipped clay tile roof. The farmhouse is set within landscaped gardens, enclosed to the front by a brick wall. The reception rooms and principal bedrooms enjoy views to the north of the dynamic landscape surrounding the Thames Estuary with the accommodation comprised as follows: -

Entrance Porch leads through a front door to a **Entrance Hall**; doors lead off to the **Drawing Room** and the **Sitting Room**. Further doors lead to a **Central Hallway** with stairs leading off to the First Floor **Landing** and the Lower Ground Floor and **Cellar**. A further door leads rearwards to the **Kitchen** with pantry; door leads to a lean-to **Rear Lobby** with doors to **Downstairs W.C.** and **Rear Garden**.

Stairs leading from the Ground Floor **Central Hallway** to the First Floor **Landing** with doors to **Bedroom 1** (double), **Bedroom 2** (double), **Family Bathroom** with bath, W.C. and wash hand basin, **Bedroom 3** (double).

The property has an approximate gross internal area of 2,031 ft² (188.70 m²) Floorplans showing the internal layout of the property can be found overleaf.

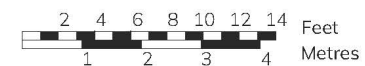
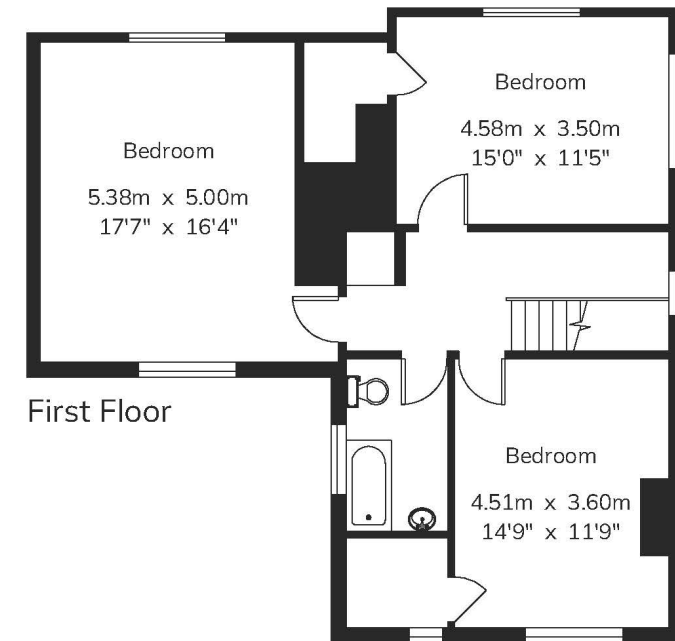
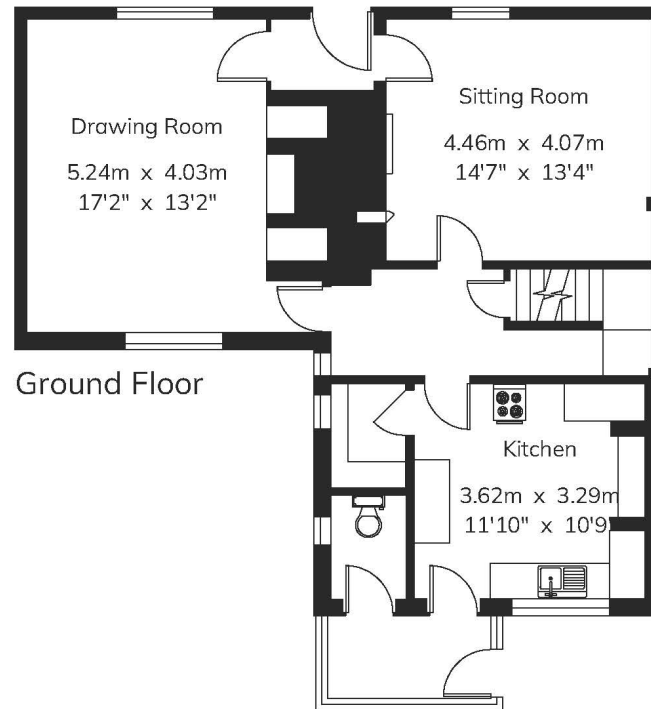
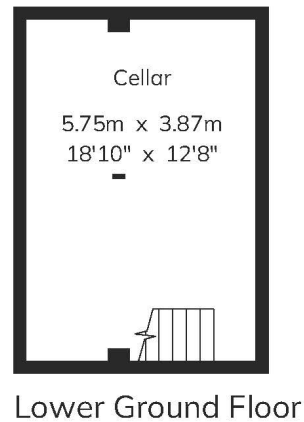
The property possesses well maintained gardens which wrap around the front, side and rear of the farmhouse. The gardens are laid to lawn and interspersed with mature trees and shrubs, providing open enjoyment of the grounds and farmland. Immediately to the rear of the farmhouse, there is a brick **Outbuilding** (15.95 m²) under a tin sheet roof. A low brick wall encloses the property to the north, with a garden gate through the centre as well as an area of hardstanding at the rear for carparking and turning.



Filborough Farmhouse

House - Gross Internal Area : 188.7 sq.m (2031 sq.ft.)

Farm Buildings - Gross Internal Area : 284.6 sq.m (3063 sq.ft.)



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FARM BUILDINGS

The farm buildings are situated to the southwest of the farmhouse and are serviced by the gated farm drive which leads from Lower Higham Road and extends across the front of the buildings which are comprised as follows: -

1. **General Purpose Building** (143.14 m²)– by D. A. Green & Sons Ltd, of steel frame construction under a corrugated sheet roof, enclosed with elevations of the same, roller shutter to front with an adjacent personnel door, concrete floor. Timber cladding to internal elevations.
2. **Store** (37.98 m²)– of brick and timber frame construction under a corrugated sheet roof, elevations enclosed by weatherboarding, double doors to front, earth floor.
3. **Covered Store** (48.96 m²)– rebuilt following storm damage in January 2024, 4 bays of timber frame construction under a corrugated sheet roof. Open fronted, enclosed to the rear by brick plinth and timber wall, and to the sides by **Store & Workshop**.
4. **Workshop** (36.37 m²)– timber frame construction on a brick plinth, under a corrugated sheet roof, elevations enclosed by weatherboarding, double doors to front, earth floor.

LAND

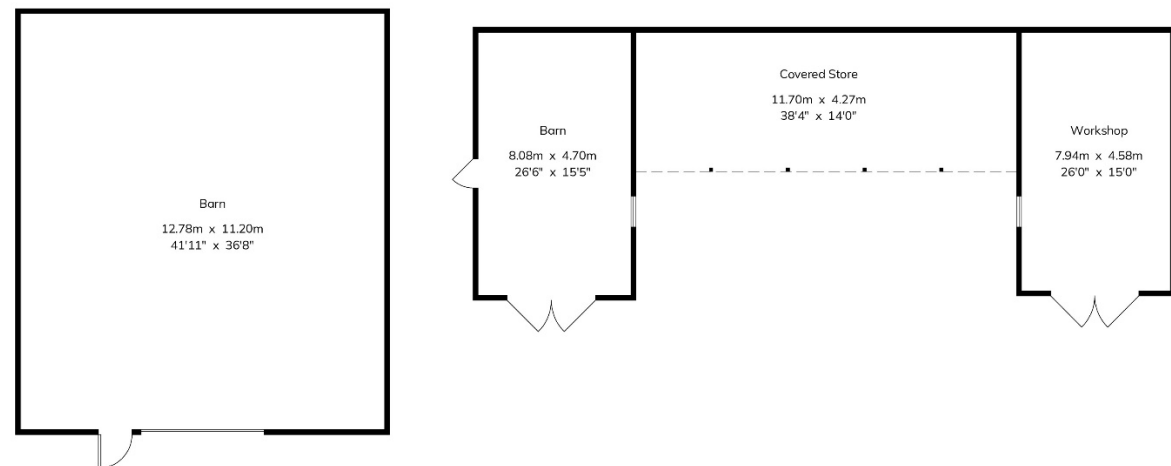
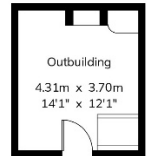
The land comprises a broadly level, compact block Grade I agricultural land. Soils are freely draining, being described as “*variably chalky and flinty*”. The land is predominantly comprised of a single parcel of arable land which extends to 12.67 acres (5.13 hectares) to the south of the farm buildings. Additionally, an area of rough is situated to the east of the farmhouse, extending to 1.26 acres (0.51 hectares) and providing a range of amenity opportunities.



Filborough Farm

House - Gross Internal Area : 188.7 sq.m (2031 sq.ft.)

Farm Buildings - Gross Internal Area : 284.6 sq.m (3063 sq.ft.)



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Filborough Farm



METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to take the property to auction, informal tender or contractual tender at a later date if required. The Vendor also reserves the right to not accept any offer.

TENURE

The property is held freehold and is registered at HM Land Registry under Title Number K811782. The arable land is sold subject to a Farm Business Tenancy (FBT) agreement. The fixed term expires on 1st October 2025. HM Land Registry official copies of the titles, title documentation, and copies of the FBT agreement are available from the selling agent on request.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of water 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.

SPORTING, TIMBER & MINERAL RIGHTS

All sporting timber and mineral rights are in hand and are to be sold in so far as they are owned. Any timber whether standing or fallen is included within the sale of the land.

SERVICES & OUTGOINGS

The farmhouse is connected mains water and electricity services, calor-gas fired central heating, and it is understood that the property possesses private drainage. The farm buildings are connected to mains water and electricity services. The land benefits from a mains water connection point. **Please Note:** None of these services have been checked or tested.

EPC

Band G

COUNCIL TAX

Band F

DELINKED PAYMENTS

The agricultural land is registered for rural payments via the Rural Land Register. Any remaining delinked payments will be reserved to the Vendor and the incumbent Tenant.

LOCAL AUTHORITY

Gravesham Borough Council Council, Civic Centre, Windmill St, Gravesend, Kent DA12 1AU

Kent County Council, County Hall, Maidstone, Kent ME14 1XQ

LOWER THAMES CROSSING

Part of the property is identified within the Order Limits for the Lower Thames Crossing Project Development Consent Order (DCO). The property is to be partially impacted by temporary works relating to an area of approximately 7,000 m² of the arable land to the southwest of the farm buildings. We understand that the area is to be acquired for temporary possession for a site compound during construction. Further details are available from the selling agents on request.

VAT

It is understood that the holding is not opted to tax for VAT purposes. Any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the holding, or any part of it, or any right attached to it becoming a chargeable event for the purposes of VAT, such tax would be payable in addition to the purchase price.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

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.

ACREAGES

The acreage quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these statements or representations of

fact and must satisfy themselves by inspection or otherwise as to the area being sold.

PURCHASER IDENTIFICATION

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

PHOTOGRAPHS

The photographs within this brochure were taken in March 2025.

WHAT 3 WORDS

///image.below.trains

VIEWINGS

Viewings are strictly by appointment only with the Vendor's sole agent. The Vendor and their agents do not accept any responsibility for accidents or personal injury caused or suffered at viewings whether accompanied or not.

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.

BTF Partnership

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Ref. R.0719.7/AC/JH

GUIDE PRICE

£895,000



Land and Property Experts

www.btfpartnership.co.uk

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