

NONINGTON FARM

East Kent

btf

PL&P



NONINGTON FARM

East Kent

Wingham 3 miles | Canterbury 7 miles | Port of Dover 8 miles | Folkestone 10 miles | Ashford 15 miles

An excellent opportunity to purchase a versatile & well-equipped East Kent arable farm

Highly productive Grade I & II arable and pastureland on deep loamy soils

22,000 sq. ft. modern farm buildings including 1,800 tonnes of grain storage

Telecoms mast investment rent £3,674.30 per annum

35kW roof-mounted solar panels

Good access within close proximity to A2

For sale by private treaty as a whole, or in up to six lots

Lot 1	Lot 2	Lot 3
70.22 acres (28.41 hectares)	53.95 acres (21.84 hectares)	17.70 acres (7.17 hectares)
Guide Price £700,000	Guide Price £1,300,000	Guide Price £250,000
Lot 4	Lot 5	Lot 6
110.70 acres (44.79 hectares)	43.06 acres (17.43 hectares)	11.56 acres (4.68 hectares)
Guide Price £1,150,000	Guide Price £625,000	Guide Price £200,000

In all approximately 307.19 acres (124.32 hectares)

Guide Price for the whole £4,225,000

Viewing strictly by appointment only via the joint sole agents.

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

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INTRODUCTION

Nonington comprises a family-owned and commercially scaled agricultural holding consisting of 288.66 acres of productive Grade I & II arable land, 12.21 acres of permanent pasture, a let telecoms mast site, and a range of modern farm buildings offering 22,000 sq. ft. of culminative floor space, including 1,800 tonnes of state-of-the-art grain storage.

The holding is farmed in-hand in arable rotation as part of the Vendor's wider farming and contracting business, which applies regenerative principles and precision farming technologies to take a progressive and resilient approach to land management alongside a comprehensive on-farm education programme. The holding is entered into the Sustainable Farming Incentive (S.F.I.), as well as a comprehensive Higher Tier Countryside Stewardship Agreement, covering a broad spectrum of multi-year arable and grassland Options, Educational Access Grants, and Capital Items.

Altogether, the holding extends to 307.26 acres, representing an attractive opportunity for investment and extension of farming operations. Please refer to the cropping schedule provided for further details of the cropping rotations.

LOCATION

Nonington Farm is situated on the periphery of the village of Nonington in East Kent, halfway between the historic city of Canterbury, and the channel port town of Dover.

The holding is largely arranged in a ring fence, divided by local roads which provide easy access to a number of large, workable field parcels and farm buildings on one centrally located site.

Occupying a prominent position on the East Kent Chalk Plateau, an important area for arable farming and horticulture in the South-East, Nonington Farm is ideally situated for commercial farming operations, with good transport connections via the A2, as well as grain merchants found nearby at Wingham, less than 3 miles to the north.



DIRECTIONS

From Canterbury, join the A2 at Wincheap, travelling coastbound for approximately 6.8 miles before taking the exit off of the dual carriageway for Womenswold, Snowdown, Adisham & Nonington. Reaching the end of the off slip, at the roundabout, take the first exit towards Winham. After 0.9 miles, turn right onto Spinney Lane and at the end of the road, left onto Ackholt Road. Follow the road for 0.7 miles before turning left onto Old Court Hill, continuing down the hill for half a mile, where the farm buildings will be found on the right-hand-side.

From Dover, join the A2 at Duke of York's Roundabout, travelling London Bound for approximately 7.8 miles before taking the exit off of the dual carriageway for Denton. At the junction, turn right onto the A260 towards Winham. After 0.6 miles, at the roundabout, take the second exit towards Adisham staying on the A260, cross the bridge over the A2 and at the next roundabout, take the second exit towards Winham, then follow the directions as described above.



Lot 2: outdoor classroom

LOT 1 - RAILWAY - £700,000

70.22 acres (28.41 hectares)

A single block of arable land identified as Grade II by the Agricultural Land Classification for England & Wales, the soils being described as freely draining, deep, lime-rich and loamy, well suited to a broad range of spring and autumn cropping rotations. The land possesses good road frontage providing easy access. The land is mostly comprised within a single field parcel, with a cropped area of 58.25 acres. A wooded shave and a hedgerow encloses a further smaller field to the northern corner, with a cropped area of 11.76 acres. The land is crossed by two 11kV overhead lines which run parallel, clipping the southeastern corner and is generally level, sloping gently away towards its southern quarter. The boundary in the northwestern corner of the Lotting Plan is undefined and will be pegged prior to exchange of contracts.



LOT 2 – NONINGTON & MIDDLE CHURCH - £1,300,000

53.95 acres (21.84 hectares)

Church Farm consists of a single parcel of productive arable land as well as a grass paddock and an area currently used as a market garden, together with 22,000 sq. ft of farm buildings, all contained within a ring fence.

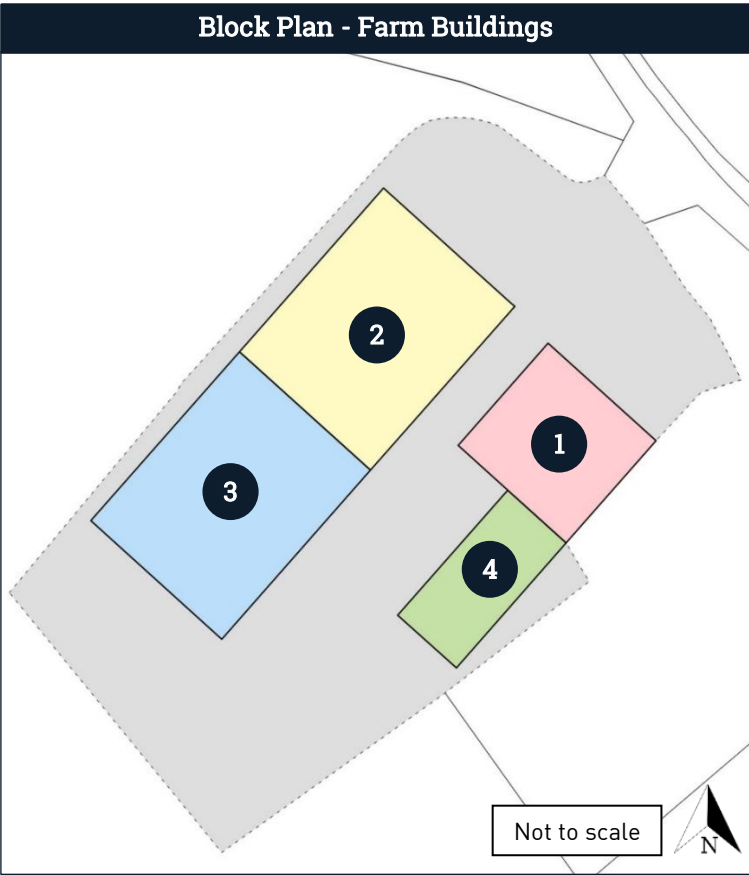
Farmland

A single block of agricultural land lying east of Lot 1. Much of the land is identified as Grade II with an area of Grade I across the southeastern quarter. Soils are described as freely draining, slightly acidic, loamy soils and the land has a gently sloping southern aspect. The arable land is comprised within a single field parcel with easy access from multiple points and a cropped area of 51.19 acres, part of which is used for a small market garden subject to a cropping licence. The arable field is crossed by two 11kV overhead lines which run parallel north-south across the field, as well as a public footpath which leads west from beside the farm entrance. A grass paddock adjoins to the east, used for educational purposes with an outdoor classroom and W.C. The land extends to 0.74 acres, enclosed by mature hedgerows and stock proof fencing, with its own separate access from the road which extends along the entire eastern boundary.

Farm Buildings

The Farm Buildings are set around a 1.32-acre farmstead on the eastern side of the holding with easy access directly from the road to the east via large double gates to a level yard, composed of concrete and compacted stone chippings and providing ample space to load and manoeuvre modern machinery on decent hardstanding. The buildings are in good order with the majority constructed relatively recently and to a high specification.

Please refer to the Schedule and Block Plan for further information on the buildings and their layout.



1	General Purpose Building	(20.0 m x 18.5 m) 3-bay, steel portal frame construction under a pitched corrugated fibre cement sheet roof. Enclosed by half height profile steel sheet thrust walling with fibre cement sheet cladding to upper elevations. Originally, two doors to the front elevation, one now securely closed off one retrofitted roller shutter. Concrete floor. Rainwater goods. Three phase electricity connected. Constructed in circa 1995 originally as a grain store with 900 tonnes capacity, now used as main workshop and machinery store.
2	Grain Store	(30.0 m x 24.0 m) State of the art and purpose built by Bacon in 2016 with capacity for 1800 tonnes. 5-bay, steel portal frame construction with 24m span, under a pitched corrugated fibre cement sheet roof. Enclosed by 3.6m pre-cast concrete panel thrust walling with uPVC-coated box-profile steel sheet cladding to the upper elevations. Two electric roller shutters and central personnel door to front elevation. Vented drive-over hardwood drying floor, subdivided by central insulated air tunnel with 900 tonnes capacity each side. Fully automated grain drying equipment, twin drying fans with LPG burners, stirrers on each side, and inlet and exhaust louvres to the front and side elevations. UPVC rainwater goods. 35 kw Roof-mounted solar panels to southeastern roof pitch. Integrated weighbridge adjoining southeastern elevation. LPG tanks x 3 leased
3	Machinery & Spray Shed	(31.0 m x 24.0 m) Constructed in 2023 adjoining the rear of the Grain Store and of the same construction. Power floated concrete floor. Two electric roller shutters to the southeastern elevation providing separate access to machinery / fertiliser store and spray shed, separated by an internal precast concrete and profile sheet wall. UPVC rainwater goods with 30,000-litre rainwater storage tank and bio-filter.
4	Pole Barn	(24.0 m x 10.0 m) 5 bay pole barn under a mono pitched box profile sheeted roof and clad on one end. Compacted dirt floor. Plumbed in container at one end providing welfare facilities sitting on concreted base. UPVC rainwater goods with 15,000-litre rainwater storage tank on concrete pad and bio-filter.



LOT 3 - COURT HILL - £250,000

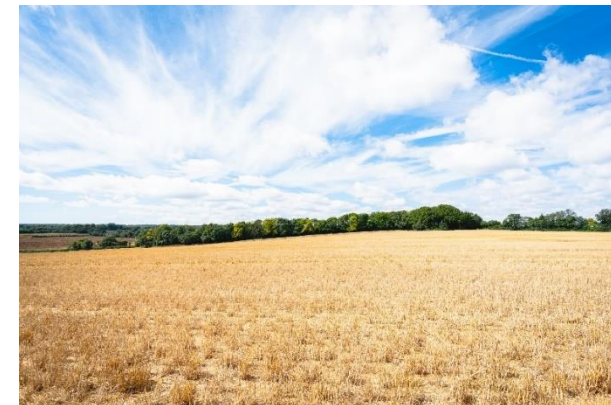
17.70 acres (7.17 hectares)

A roughly 'L' shaped block of Grade II arable land lying east of Lot 2, partly identified as Grade I across the southern portion. The land has a gently sloping southern aspect, reaching a low point at the south with access from the northwestern corner and from along the southern boundary. Soils are consistent with the wider holding on a cropped area of 17.35 acres, with a wooded shave extending to 0.36 acres forming a partial boundary along a bank to the east.

LOT 4 - TOP, PINNERS & SPORTS - £1,150,000

110.70 acres (44.79 hectares)

A single block of predominantly Grade II arable land, partly identified as Grade I to the northern end. Soils are described in a manner consistent with the wider holding with the cropped area contained within an easily workable field parcel extending to 107.42 acres, part of which is used for a small market garden subject to a cropping licence. Gated access is provided from the road at multiple points with a track leading from the south to a mixed broadleaf woodland shaw extending to 1.75 acres. The track continues around to the north of the woodland to reach a telecoms mast site. The site is let to On Tower UK Limited under a lease contracted out of the Landlord and Tenant Act 1954 with a remaining term of 10 years expiring 26th November 2035 and a passing rent of £3,674.30 per annum.



LOT 5 - BEAUCHAMPS - £625,000

43.06 acres (17.43 hectares)

A compact block of Grade I arable land situated on the edge of Nonington village with soils described in a manner consistent with the wider holding and access from the road provided to the north. The land is in arable rotation with a cropped area of 42.69 acres, comprised within a single field parcel, partly dissected by a mature hedgerow and a grass margin.

LOT 6 - COLLEGE - £200,000

11.56 acres (4.68 hectares)

A block of Grade II pastureland with a private gated access to the east. The land is generally level, with soils being described in a manner consistent with the wider holding. The land is subdivided into three parcels by a stockproof fence, with 8.53 acres laid to permanent pasture and a further 3.04 acres managed under Higher Tier Stewardship and a silvo-pastoral agroforestry system.

SCHEDULE OF BACK CROPPING

Lot	Field Name	NG Number	Area (ha)	Area (ac)	2025	2024	2023	2022	2021
1	Railway	5799	23.57	58.25	Spring Oats	Spring Barley	Winter Wheat	Winter Beans	Winter Wheat
	Top Railway	4738	4.76	11.76	Spring Oats	Spring Barley	Winter Wheat	Winter Beans	Winter Wheat
2	Middle Church	9932	20.72	51.19	SFI CNUM3	Winter Wheat	Winter Oats	Winter Wheat	Winter Wheat
	Paddock	2139	0.30	0.74	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
3	Court Hill	3253	7.02	17.35	SFI CNUM3	Winter Wheat	Winter Oats	Winter Wheat	Winter Wheat
4	Pinnars	8086	12.06	29.81	Spring Barley	Winter Wheat	Winter Oats	Winter Wheat	Winter Beans
	Sports & Park	8086	13.03	32.20	Winter Wheat	SFI CNUM3	Winter Wheat	Winter Wheat	Winter Beans
	Top Field	8086	15.64	38.65	Winter Wheat / Spring Barley	Winter Wheat / SFI CNUM3	Winter Wheat / Winter Oats	Winter Wheat	Winter Beans
5	Beauchamps	6930	11.99	29.62	Winter Wheat	SFI CNUM3	Winter Wheat	Winter Oats	Winter Wheat
6	College 1	1929	3.45	8.53	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
	College 2	2638	1.19	2.94	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
Grand Total			113.73	281.04					

DELINKED PAYMENTS

The agricultural land is registered for rural payments via the Rural Land Register. The Vendor will retain any de-linked BPS payments relating to the holding.

ENVIRONMENTAL SCHEMES

The land is currently managed within the Sustainable Farming Incentive (SFI), as well as a Higher Tier Countryside Stewardship Agreement (CSS) which includes the Vendor’s retained land holding. The agreement expires 31st December 2030 and the Vendor will seek to transfer the agreement to the purchaser(s) subject to an undertaking to comply with scheme rules for the remainder of the term. Further details are available in the data room.



METHOD OF SALE

The holding 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.

DATA ROOM

Access to the data room containing information relating to the holding is available with the Vendor's solicitor. Requests for access are to be made to Joe Hearnden at joseph.hearnden@btfpartnership.co.uk.

TENURE

The farms are held freehold and are registered at HM Land Registry. HM Land Registry official copies of the titles and title documentation are available in the data room.

The holding is available with vacant possession with the exception of the telecoms mast site at Lot 4 which is sold subject to the Lease dated 27th August 2015, a copy of which is available in the data room.

OVERAGE

The farm is all subject to an existing overage arrangement relating to an uplift in market value of the land payable on the disposal or implementation of planning permission granted for any residential or commercial development and ancillary landscaping or infrastructure except in connection with or ancillary to the use of the land as agricultural land, including agricultural buildings. Planning permission relating to a solar farm development is also excluded. The additional overage payment is 66.66% of the net increase in market value of the relevant land with the benefit of planning permission and for a period up to 8th October 2094. Full details are available in the data room.

HOLDOVER

The Vendor will reserve the right to a period of holdover on the agricultural land until the completion of the 2025 harvest, on the areas under cropping licenses until 28th February 2026, and on the grain store at Lot 2 until 31st January 2026.

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. Further information is available from the selling agent on request.

SPORTING, MINERAL AND TIMBER RIGHTS

The sporting and timber rights are in-hand and are included with the sale of the freehold insofar as they are owned. The mines and minerals in relation to parts of the land are excepted and reserved to third parties.

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.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the HM Land Registry plans. Undefined boundaries have been pegged to identify their extent.

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 August 2024.

SERVICES

The farm buildings at Lot 2 are connected to mains water and 3-phase electricity services.

Please Note: None of these services have been checked or tested.

LOCAL AUTHORITY

Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover, Kent CT16 3PJ

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

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. The Joint Sole Agents use Thirdfort to verify the identity and residence of purchasers.

VIEWINGS

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

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.

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.

WHAT 3 WORDS

Lot 1 ///smug.scoring.vessel

Lot 2 ///goat.crossword.stunning

Lot 3 ///regarding.whites.ticking

Lot 4 ///loudly.refer.manager

Lot 5 ///destroyer.burglars.cherub

Lot 6 ///toasters.silently.berated


Nonington Farm

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Drawing No. Y22974-01 Date 13.03.25

Scale
1:6,000 @ A3

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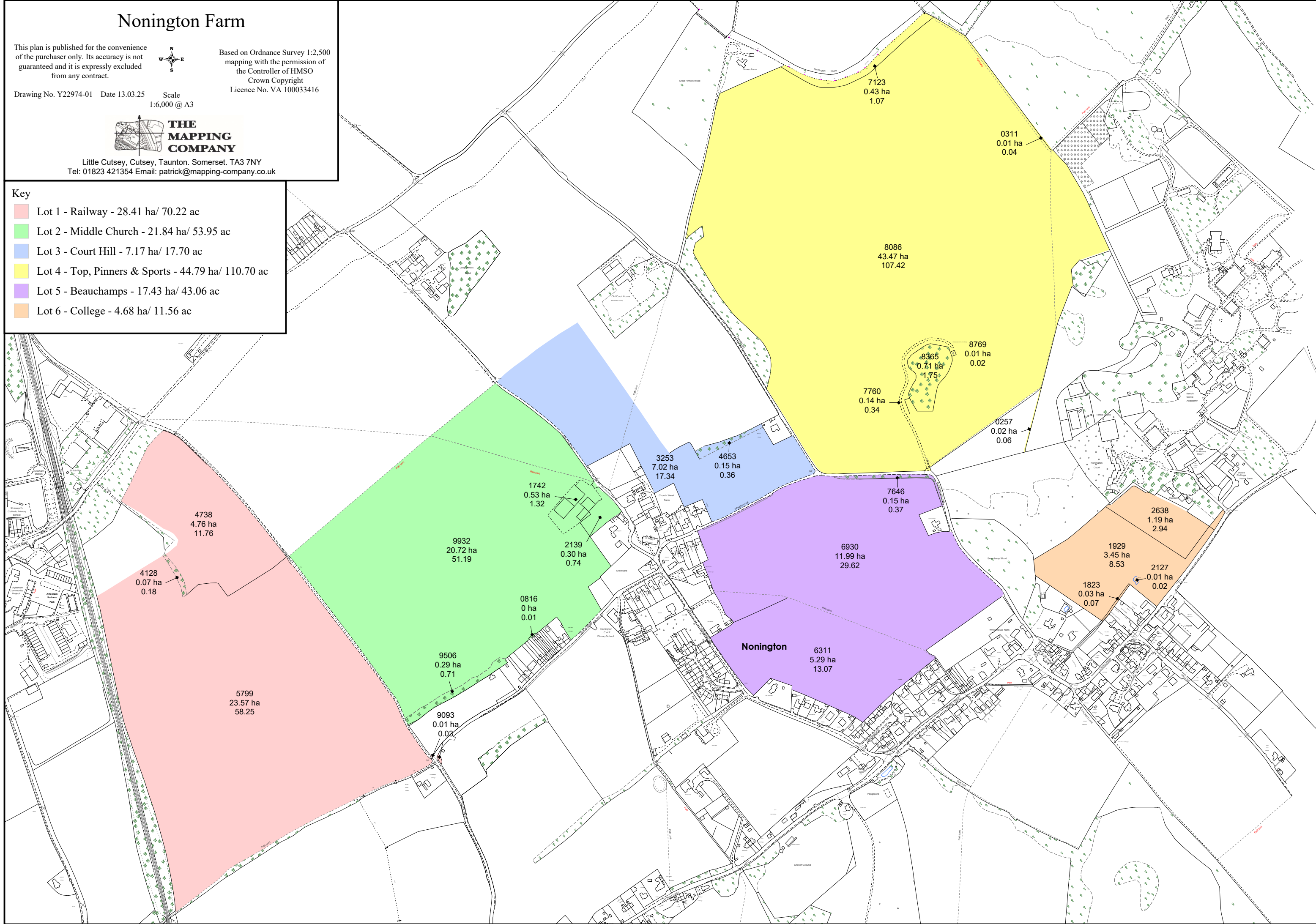


**THE
MAPPING
COMPANY**

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- | |
|---|
| Lot 1 - Railway - 28.41 ha/ 70.22 ac |
| Lot 2 - Middle Church - 21.84 ha/ 53.95 ac |
| Lot 3 - Court Hill - 7.17 ha/ 17.70 ac |
| Lot 4 - Top, Pinners & Sports - 44.79 ha/ 110.70 ac |
| Lot 5 - Beauchamps - 17.43 ha/ 43.06 ac |
| Lot 6 - College - 4.68 ha/ 11.56 ac |



A scenic view of a dirt path leading through a lush green landscape. The path is flanked by dense foliage and trees on the left, and a black metal fence on the right. In the background, a bright blue sky with scattered white clouds is visible through the trees.

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