



Land & Property Experts



THE CROSS FIELD LAND
LENHAM · MAIDSTONE · KENT ME17 2GR

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<i>Lenham</i>	- 0.7 miles
<i>Harrietsham</i>	- 2.5 miles
<i>Maidstone</i>	- 10 miles
<i>Ashford</i>	- 10.5 miles

A ring fenced parcel of arable land with south facing aspect. Potential for viticulture use with chalky soil types. Situated between the villages of Harrietsham and Lenham with good access.

- One easily maintainable field enclosure
- Long road frontage on A20
- Vehicular access from the A20 & Pilgrims Way
- Situated on busy and picturesque walking routes
- Gently undulating to the south in an easily accessible location
- Viticulture opportunities with chalky soil types and between 115m to 140m above sea level
- In all approximately 66.89 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE
GUIDE PRICE - £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

The Cross Field Land is located in a semi-rural location on the outskirts of the village of Lenham, near the towns of Maidstone and Ashford. Lenham is a charming village located in the Maidstone District of Kent and is often described as a quintessential English village with a rich history, picturesque surroundings, and a close-knit community. There is a mainline station to London in the village also. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

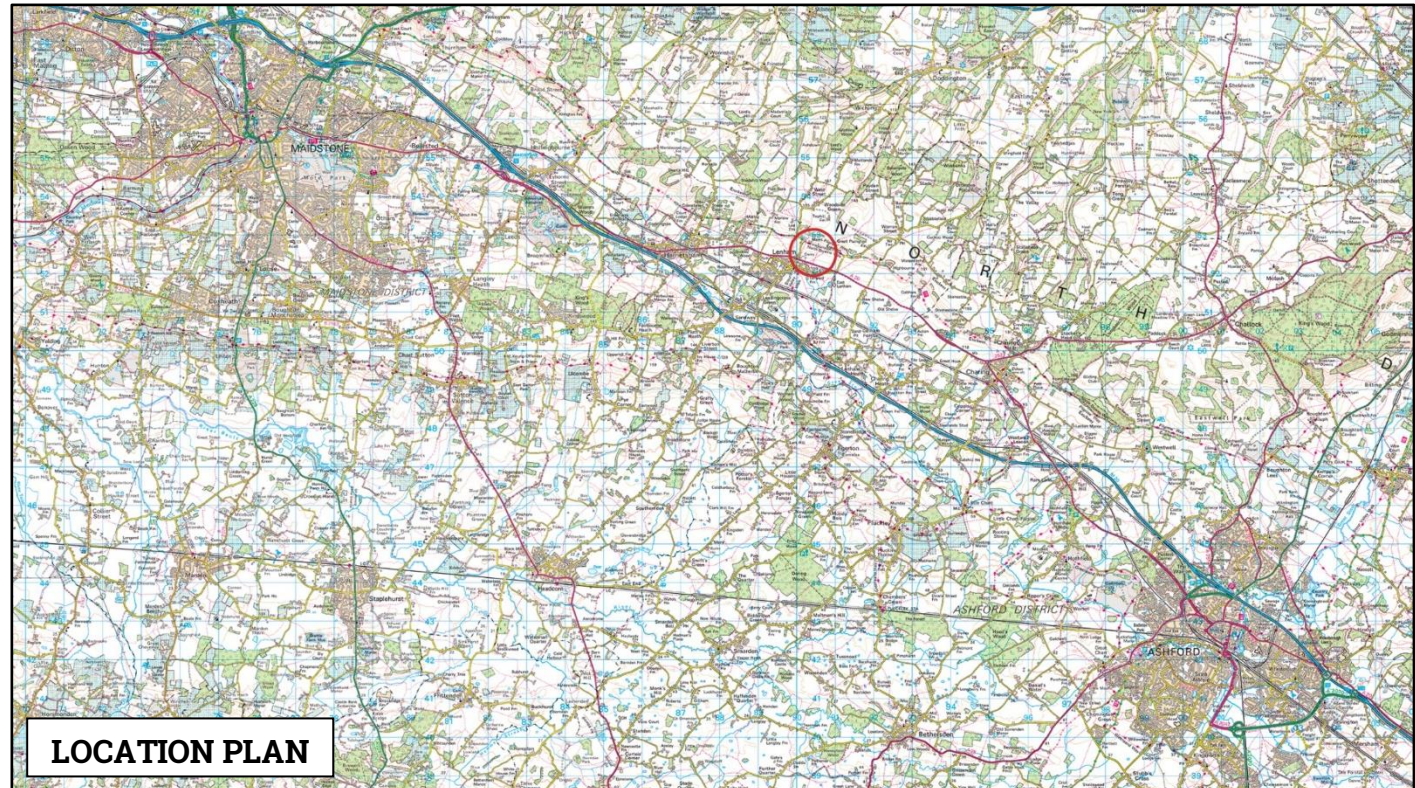
From Maidstone, head east on the A20 (London Road), towards Ashford. Continue along the A20 for about 7 miles past the BP station on your left. Once past the BP station take the second left onto Faversham Road, follow this road up for this road for approximately 550 metres before turning a sharp right onto The Pilgrims Way. Follow along for 200 metres and the entrance to the field will be on your right before meeting the byway gate.

WHAT 3 WORDS

///homes.awakening.scanty– Entrance gateway from The Pilgrims Way

///refrain.shun.lump – Layby on A20 to park and walk along to byway entrance

///animator.stadium.public – Centre of field



DESCRIPTION

The Cross Field Land is classified as Grade II & III on the Agricultural Land Classification Plan for England and Wales and extends in total to 66.89 acres. The land is considered to be freely draining with chalky lime rich loamy soils and ranges from 115m above sea level at the lowest point to 140m above sea level at the highest. There is a small woodland shaw on the eastern boundary of the property that extends to 1.47 acres. Access to the parcel is direct from the Pilgrims Way to the north, along with an access straight of the A20 to the south, currently blocked for vehicles. The A20 access is the main access used for large machinery during the cropping year. The field is currently planted with Oil Seed Rape and a breakdown of the last 5 years cropping is available on request. There are multiple footpaths and byways crossing and bordering the land. A Rights of Way Plan is available from the Selling agents upon request.





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50 m
Scale 1:2500 (at A2)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

CURRENT FARMING

The land has grown a rotation of cereals with Oil Seed Rape planted in this cropping year. Details of the last 5 years cropping is available from the agents on request.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available. The northern boundary is marked by an old fence line that needs replacing.

ACREAGES

The land extends to approximately 66.89 acres. There is 1.47 acres of Wood on the western boundary with the remainder cropped in eth arable rotation. This acreage is taken from Land App data and is for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

SPORTING RIGHTS

The sporting rights are in hand and will pass with the sale of the freehold.

SERVICES

No services are connected to the property.

LOCAL AUTHORITIES

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

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

NATURE BASED SOLUTIONS

It is considered the land offers Natural Capital opportunities, with scope under the new Environmental Land Management Systems and for other nature-based solutions, including a possible BNG management plan.

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 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. There are footpaths and byways across and bordering the property. Further information available from the Selling Agents upon request.

TENURE & OVERAGE

The land will be farmed in hand until after the 2025 harvest when vacant possession will be available. The Vendor will retain a residential overage only over the property of 25% over a 25 year period.

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2025.

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. Please note that offers for part will not be considered by the Vendor.

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.

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.

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 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.

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Ref: AC/R2020.1

GUIDE PRICE

£995,000



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