



WICKHURST FARM
LAMBERSHURST · EAST SUSSEX BORDER





LOT 1



WICKHURST FARM

LAMBERHURST - EAST SUSSEX BORDER

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

AN ARABLE FARMING UNIT EXTENDING TO 246.78 ACRES WITH 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

LOT 1
WICKHURST FARM NORTH
Agricultural Land
Arable & Grass
110.05 acres
Guide Price - £1,000,000

LOT 2
WICKHURST FARM SOUTH
Agricultural Land (Arable),
Buildings & Woodland
49.38 acres
Guide Price - £700,000

LOT 3
WICKHURST FARM WEST
Agricultural Land (Arable) &
Woodland
87.35 acres
Guide Price - £800,000

GUIDE PRICE AS A WHOLE – 246.78 ACRES – £2,500,000



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

Email: alex.cornwallis@btfpartnership.co.uk
Tel: 01233 740 077

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.





LOTS 2 & 3

INTRODUCTION

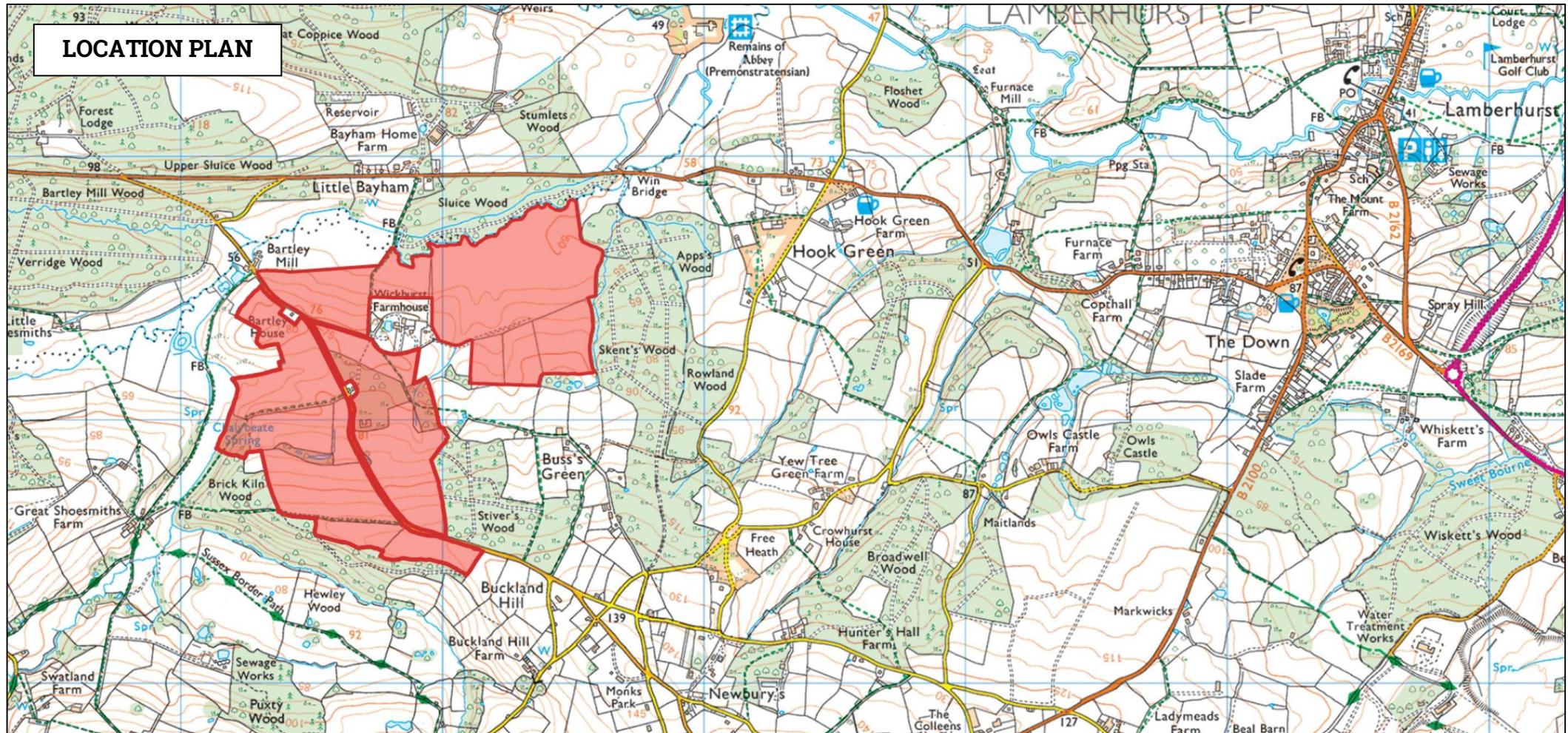
Wickhurst Farm is situated on the border of Kent and East Sussex and has been in the same ownership for several years. The Farm is available for sale by private treaty as a whole or in three separate lots. This farm provides a purchaser with an excellent opportunity to acquire a working arable unit with buildings in excess of 200 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 a shoot 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

///riddle.figs.undivided (Lot 1 – Wickhurst Farm North Access Gate)

///lace.limelight.supposed (Lot 2 – Wickhurst Farm Buildings)

///clouds.sharpness.eminent (Lot 3 – Wickhurst Farm West Access Gate)



LOT 1 – WICKHURST FARM NORTH – 110.05 ACRES

Wickhurst Farm North comprises various parcels of arable and grass land extending to 110.05 acres. The arable land extends to 101.61 acres with a single parcel of permanent grass central to the parcel that extends to 8.44 acres. There is river frontage to the north and the fields are of a good working size.

LOT 2 – WICKHURST FARM SOUTH – 49.38 ACRES

Wickhurst Farm South comprises two arable parcels divided by a central belt of woodland along with a range of agricultural buildings. This lot extends to 49.38 acres with 33.81 acres in an arable cropping rotation, 15.25 acres of woodland and 0.32 acres for the yard and buildings.

The range of buildings 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.

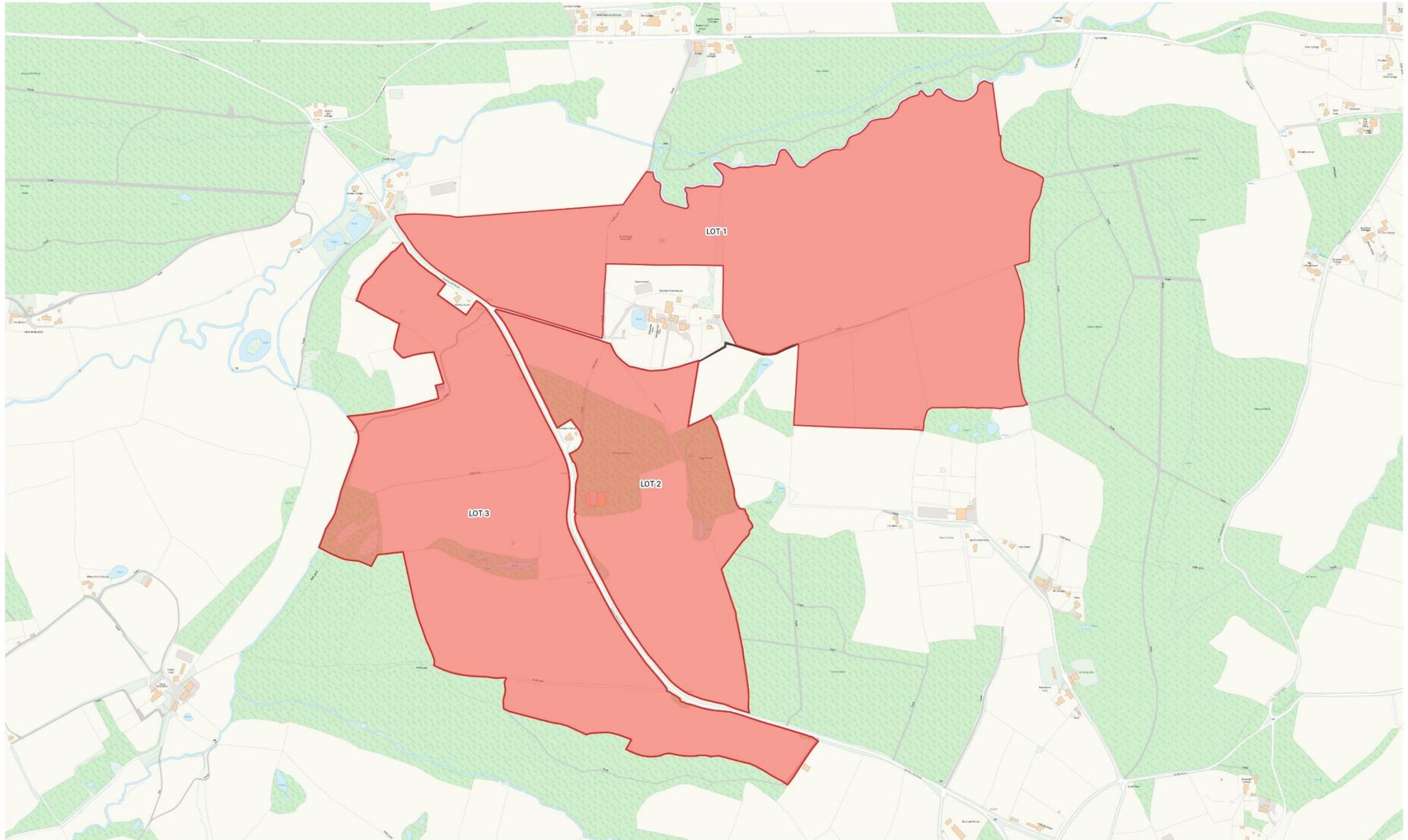
LOT 3 – WICKHURST FARM WEST – 87.35 ACRES

Wickhurst Farm west is all the land to the west of Bartley Mill Road and extends to 87.35 acres. The land is predominantly arable 81.78 acres along with a small area of woodland 5.57 acres. Certain areas are used by the local shoot for cover crops but the land is gently undulating down to the north.

The land in its entirety 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 woodland at Wickhurst is made up of natural broadleaved species and used by a shoot under the terms of a verbal arrangement. There is potential for the farm in Biodiversity Net Gain as well as nitrate neutrality along the river frontage.

Please see the boundary plan opposite showing the extent of the land and buildings included within their own lots.







LOT 2

LOT 1



LOT 2



SERVICES

Mains electricity and water are connected to Lot 2 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. There is a right of way provided on the title between Lots 1 & 2.

METHOD OF SALE

Wickhurst Farm is 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 one Land Registry Title Numbers ESX172537.. Copies of the Office Copy Entries & Title Plan 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 lots. 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 - £1,000,000

LOT 2 - £700,000

LOT 3 - £800,000

AS A WHOLE - £2,500,000

OFFERS FOR PART WILL BE CONSIDERED



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ