



**LAND ON THE NORTH WEST SIDE OF
BEDLAM LANE
EGERTON
KENT
TN27 9BY**

18.53 acres of Grade III Permanent Pasture

GUIDE PRICE: £250,000

LOCATION

The land is situated off Bedlam Lane which is located to the south of the hamlet of Egerton Forstal and 1.7 miles to the south of the village of Egerton. The town of Ashford is located 13 miles to the west and contains the county's livestock market. Access to the M20 is available at Junction 9 which is located 9 miles away and provides access to the remaining county and country.

Please see the Location Plan overleaf for further information in relation to the property and its surrounding towns and villages.

DESCRIPTION

Offered for sale is 18.53 acres (7.50 hectares) of Grade III permanent pasture. The field is divided internally into three parcels enclosed by post and rail stock proof fencing. The field perimeter comprises mature hedging with standard trees and stock proof fencing.

The land comprises of Wickham 1 soils which are slowly permeable seasonally waterlogged fine silty over clayey, fine loamy over clayey soils. The land has been used for livestock grazing in recent years.

Historically the site formed part of a WW2 aerodrome known as Headcorn (Egerton) ALG which was operational from August 1943 to September 1944.

Please see the Boundary Plan opposite identifying the land outlined in red.

TENURE

The land is offered freehold with vacant possession available on completion.

ACCESS

The land is accessed off Bedlam Lane on the southern boundary.

METHOD OF SALE

The property is offered for sale as a whole. The Vendor will not be bound to accept the highest or indeed any offer and reserves the right to sell the land via auction or tender at a later date.

WHAT 3 WORDS

///tenure.alien.forks

PHOTOGRAPHS

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

SPORTING RIGHTS

These are in hand and will pass at the sale of the freehold.

VIEWINGS

During daylight hours only with particulars in hand and strictly no vehicles on site. The Vendors and their agent do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all the boundaries as shown on the Boundary Plan opposite and from the Land Registry documentation available. Office Copy Entries and Title Plans are available from the selling agent on request. The purchaser will be responsible for the erection of a new fence between points A, B, C & D as shown on the plan.

RETAINED LAND & RIGHTS OF WAY

The Vendor will reserve a right of way at all times and for all purposes over the land shaded brown on the sale plan. The Vendor will retain the land shaded blue on the sale plan.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

CLIENT IDENTIFICATION

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

AGENT'S NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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.

CONTACT

If you would like to view the property, please contact Harry Kenton on the contact details below:

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

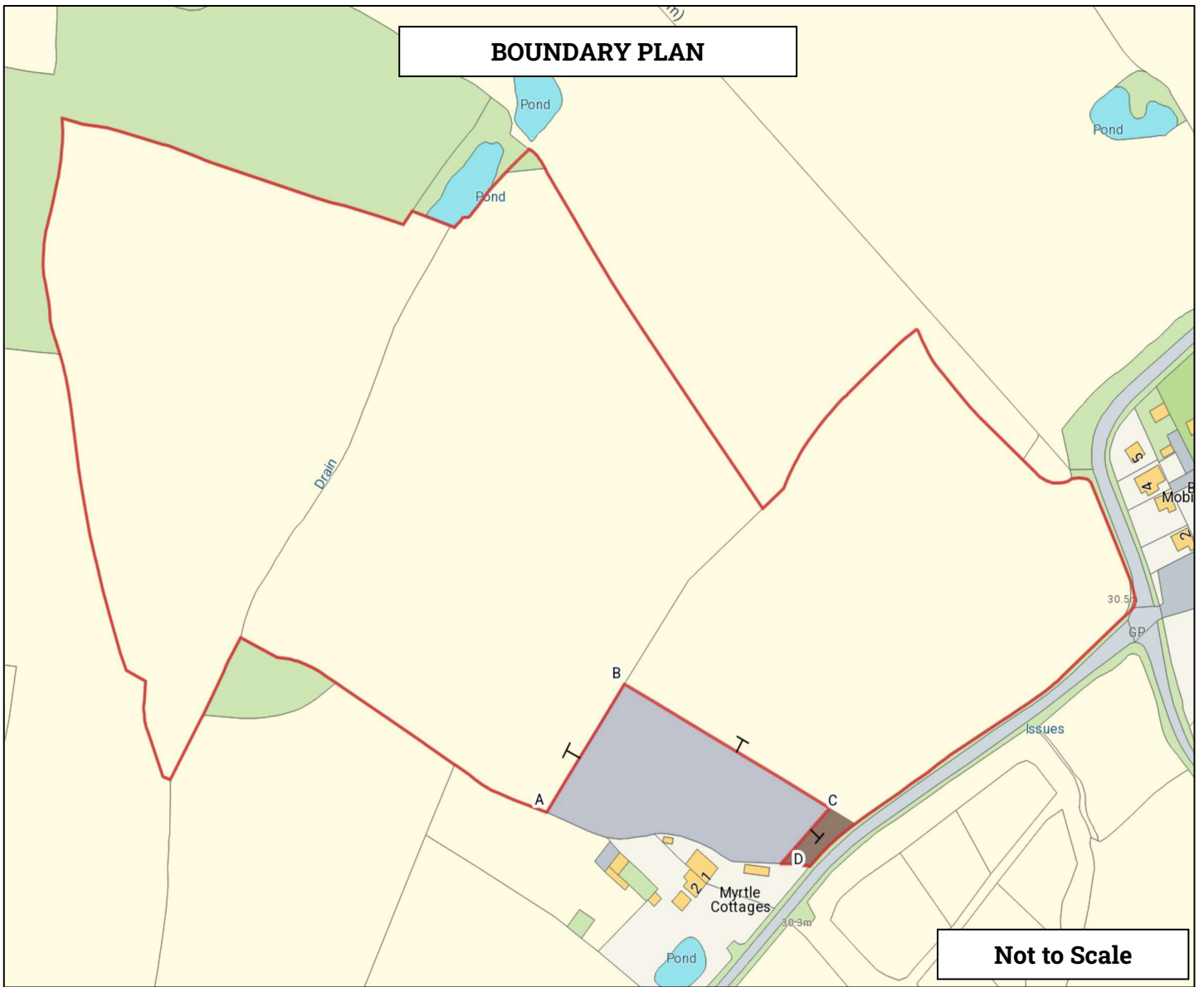
Tel – 01233 740077

Email – harry.kenton@btfpartnership.co.uk

GUIDE PRICE

£250,000

BOUNDARY PLAN



LOCATION PLAN

