



Land & Property Experts



**LAND AT VANE COURT
SMARDEN ROAD · BIDDENDEN · ASHFORD · KENT TN27 8JT**

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Biddenden - 2 miles
Headcorn - 4 miles
Tenterden - 7 miles
Cranbrook - 7 miles
Maidstone - 13 miles

A PARCEL OF GRADE III AGRICULTURAL LAND WITH GOOD SIZED FIELD ENCLOSURES. ROAD FRONTAGE TO THE NORTH AND ADDITIONAL ACCESS TO THE SOUTH. CURRENTLY CROPPED WITH MAIZE & A GRASS LEY.

- Good sized field enclosures
- Access to the north with additional access to the south
- Maize Crop (recently harvested) 31.21 acres
- 3rd Year Grass Ley 23.86 acres
- Woodland shaws and Wealden Ponds throughout with BNG potential
- Offers for part will be considered
- In all approximately 55.07 acres.

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE - £525,000**

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077 - challock@btfpartnership.co.uk

LOCATION

Located two miles to the north of the village of Biddenden, the property has easy access to Headcorn and Ashford both with their main line rail connections to London in under an hour. The towns of Cranbrook and Tenterden are both within a 15-minute car journey providing further amenities and facilities. The land is situated in the centre of the Low Weald and has main road access to the north through gated entrances and additional rights of access to the south over a right of way. Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the centre of Biddenden head north on the Headcorn Road for one mile and turn right onto the Smarden Road. After 0.25 miles the Pook Lane turning for the southern right of way access is on your right. Follow Pook Lane for 0.2 miles and the access gate is on your left. The main access gate from Smarden Road is 0.5 miles past Pook Lane on your right.

WHAT 3 WORDS

Smarden Road access – promotion.intruders.barn

Pook Lane access – overtones.sounds.shots







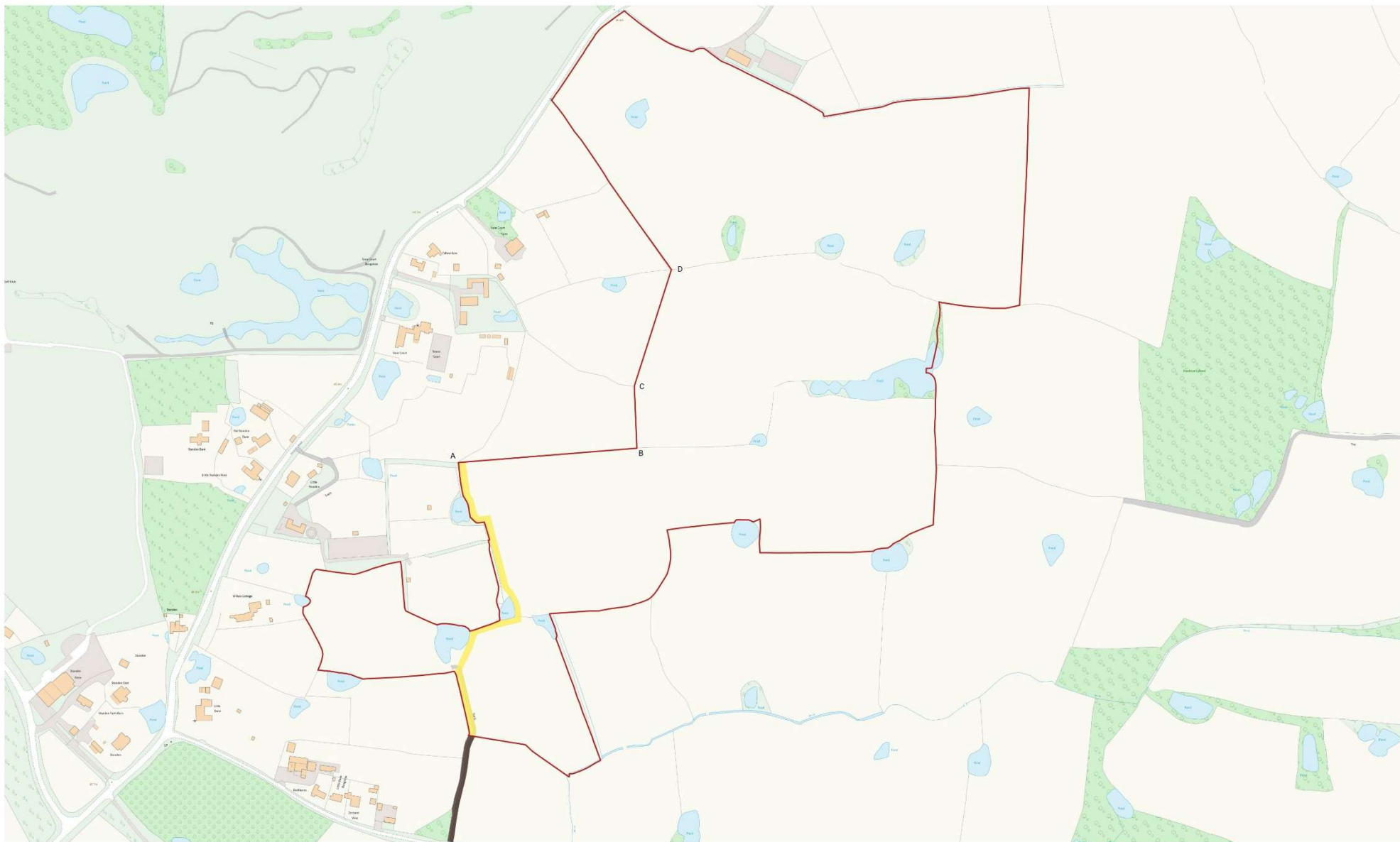
DESCRIPTION

The Land at Vane Court is situated to the north east of Biddenden within the Low Weald. The land extends to a total of 55.07 acres and is classified as Grade III on the agricultural land classification plan for England and Wales. The 2024/2025 cropping year saw the land cropped with Maize (31.21 acres) and a Grass Ley (23.86 acres). The Grass Ley is now going into its third year for 2025/2026 and the plan is for the Maize area to be planted with a first Winter Wheat. If a buyer would like vacant possession on completion of the sale, the Vendor must be paid for the cost of establishment of the crop until the day of completion. Alternatively, his contractor is happy to continue to farm the land through to harvest 2026.

In addition to the Maize crop and the Grass Ley, there are a number of Wealden ponds and woodland shaws throughout providing opportunities for various options through stewardship, SFI and / or Biodiversity Net Gain. The land has been well farmed in arable rotations for several years and is not entered into any schemes to date.

The land will be subject to a restrictive covenant in favour of the owner of Vane Court for no building or mobile homes on the land without the owner's consent. In addition, there will be an Overage Agreement in place for any development excluding agricultural for 30% over a 25 year period. This is to include the sale of any Biodiversity Net Gain Units. There will also be a pre-emption right in favour of Vane Court.

Please see the Boundary Plan opposite for the exact boundaries of the property to be sold. Offers for part will be considered.





ACREAGES

The land extends to approximately 55.07 acres. This acreage is taken from Land App for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

SERVICES

There are no services directly connected to the property. Our understanding is mains services run down the Smarden Road.

SPORTING RIGHTS

The Sporting Rights are in hand and pass with the sale of the Freehold.

NATURE BASED SOLUTIONS

It is considered that the land offers Natural Capital opportunities with scope under the Environmental Land Management system and of other nature based solutions including a possible BNG management plan.

ACCESS

Access is directly from the Smarden Road to the north via a gated entrance that adjoins the public highway. The property also benefits from a right of way to the south over the area coloured brown on the Boundary Plan subject to a fair proportion of maintenance costs. In addition, Vane Court will be retaining a right of way over the brown and yellow for all times and all purposes. As far as we are aware both Pook Lane and Smarden Road are adopted public highways. Please note no highways search has been undertaken.

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.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole. The Vendor reserves the right to offer the land by Formal or Informal Tender or auction at a later date. Offers for Part will be considered.

TENURE

The land is to be sold freehold and is registered under part Title Number K647567. The Office Copy Entries & Title Plan is available from the selling agents on request.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available. The Purchaser will be responsible for erecting a stock proof fence between points A & B and C & D within 9 months of completion. The specification of the fence will be agreed by the Vendor. **Please Note:** The boundary between the Vendor's Title and the land to the south is not marked and this is farmed as a single field.

LOCAL AUTHORITIES

Ashford Borough Council, International House, Dover Place, Ashford, Kent TN23 1JU

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

PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the property.

CURRENT FARMING

The land has been in an arable rotation for many years, with previous cropping history available on request. Part of the land is currently down to a grass ley with the remainder due to be planted with a first winter wheat crop with the recent maize crop just harvested. If a buyer would like vacant possession on completion they must pay for all costs of establishment up until the completion date which will be provided by the vendors contractor on request.

PHOTOGRAPHS

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

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.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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 surveys, nor tested the services.

VIEWING

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.

BTF Partnership, Canterbury Road, Challock, Ashford Kent TN25 4BJ - Tel: 01233 740077

Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

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Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ