



KENSHAM FARMLAND
SANDHURST LANE | ROLVENDEN | KENT | TN17 4PH
Guide Price £750,000



**Lambert
& Foster**

KENSHAM FARMLAND, SANDHURST LANE, ROLVENDEN, KENT, TN17 4PH

An attractive block of grazing land situated in a lovely location in the Weald of Kent, with former Hopper Huts with potential (subject to planning).
In all some 68.86 acres (27.86 hectares).

TENTERDEN 5 MILES | ETCHINGHAM RAILWAY STATION 9.4 MILES | ASHFORD 17 MILES



SITUATION

Kensham Farmland is located in Sandhurst Lane on the outskirts of the village of Rolvenden, a short drive from nearby Sandhurst village. The property is situated approximately 5 miles away from Tenterden, which offers a full range of local amenities, with further facilities available in Ashford, approximately 17 miles distant.

ACCESS

Access is off Sandhurst Lane where there are five gated entrances.

DESCRIPTION

Kensham Farmland comprises 68.86 acres (27.86 hectares) of attractive Grade III Wealden pasture with a number of woodland shaws with far-reaching views. The land is divided into a number of fenced and hedged grazing fields either side of a stream, some benefiting from field drainage - marked with an asterisk on the sale plan. There are two ranges of former Hopper Huts which may have potential, subject to planning, for alternative uses.



Hopper Huts 1

A range of 12 Hopper Huts with an approximate footprint of 1,843 sq. ft, with easy access located close to the lane. The larger building is of block construction with a pitched concrete fibre cement roof and concrete base. There is also the original brick Cookhouse, and a dilapidated timber frame Hopper Hut with corrugated iron cladding.

Hopper Huts 2

This group of Hopper Huts, with an approximate footprint of 1,163 sq. ft, are all of timber frame construction with corrugated iron cladding. These huts are located in an elevated position adjacent to a small woodland shaw set around the remains of the original brick Cookhouse.

There is a small heritage apple orchard central to the farmland, established by the vendors family in 1918 and includes a number of varieties including Crimson Bramley, Beauty of Bath, Newton, Anne Elizabeth, Lord Derby, Stirling Castle, and Blenheim.

SERVICES

No services are connected. Water is available in Sandhurst Lane. Prospective purchasers should rely on their own enquiries with regards to local availability of any further connections.

RESTRICTIONS

The sale will be subject to the following restrictions.

- 1) No off-road motor vehicle sports.
- 2) No motorcycle scrambling.

METHOD OF SALE

Kensham Farmland is offered for sale by Private Treaty. The selling agent may set a date for best and final offers and interested parties are advised to register their interest with the selling agent, in order to be kept updated on the sales process.

TENURE

The property is offered Freehold, subject to the remaining term of an existing licence with a local farmer for grazing and hay making until May 2023.



BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and relevant Basic Payment Scheme Entitlements will be included in the sale price.

DESIGNATIONS

Kensham Farmland is located within the High Weald Area of Outstanding Natural Beauty and the Nitrate Vulnerable Zone (NVZ). A small area of woodland copse situated within the land is designated as Ancient Woodland.

DIRECTIONS

From Tenterden, head west along Rolvenden Road / Tenterden Road for approximately 3 miles. Take the right hand turn along Rolvenden High Street onto the B2086 and follow for half a mile. Just past Rolvenden Windmill take the left hand turn onto Sandhurst Lane. Follow this lane for 1.5 miles and the gated access to the land by the Hopper Huts will be on the left-hand side. Please do not take the turning to Kensham Farm.

WHAT3WORDS

Using the free What3Words App, the access to Kensham Farmland can be found at [bounty.rankings.overpower](https://www.what3words.com/bounty.rankings.overpower).

PUBLIC RIGHTS OF WAY

The Kent County Council Definitive Rights of Way Map confirms no public rights of way crossing the land.

LOCAL AUTHORITY

Ashford Borough Council (Tel 01233 331111).

VIEWING

Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Antonia Mattinson or Will Jex on 01892 832325 (please select Option 3 for farm and land sales).

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

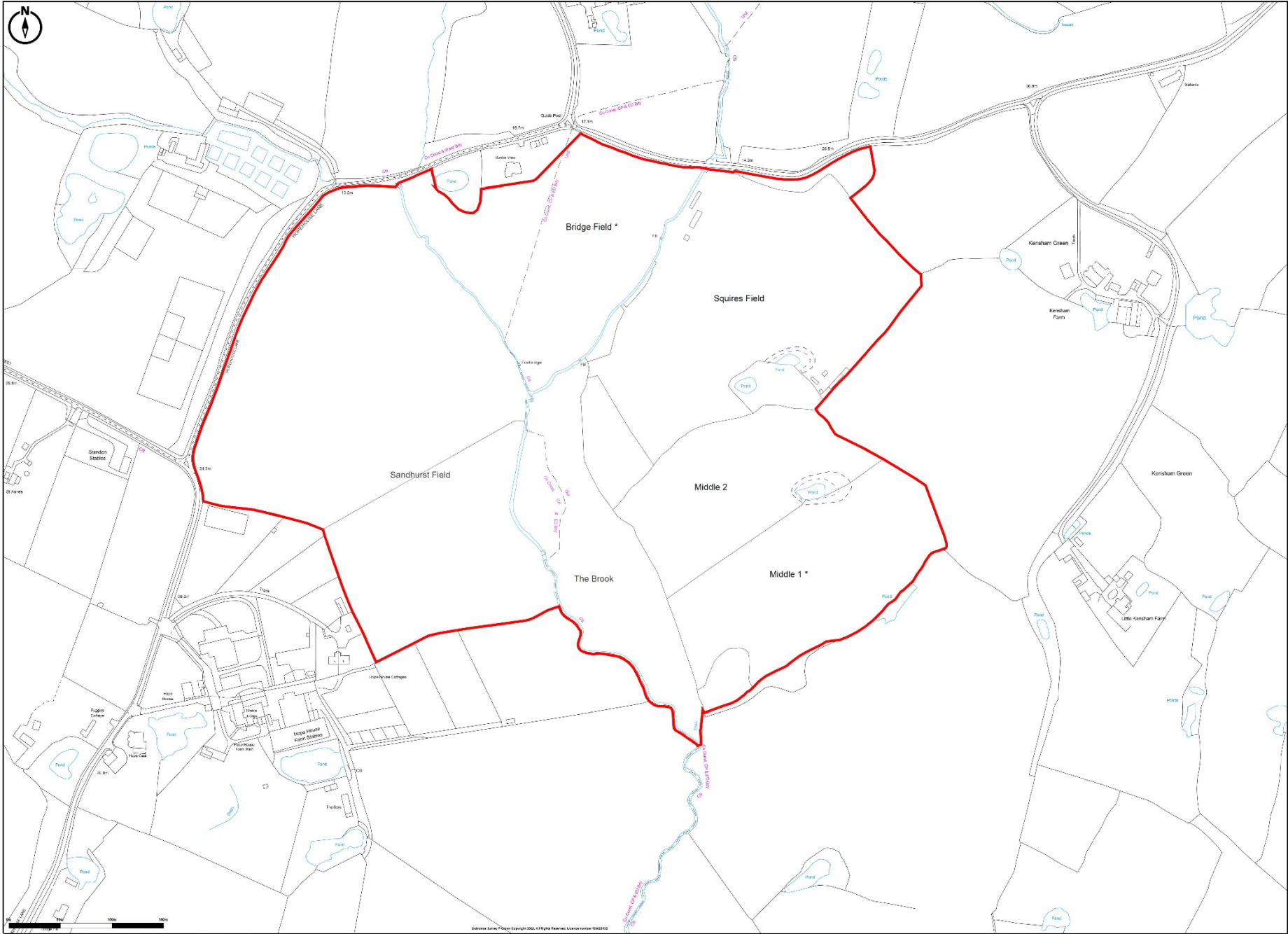
PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.





Lambert & Foster



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