



FARMLAND AT NORTH PARK FARM
HUNTON HILL | MAIDSTONE | KENT | ME15 0SL
Guide Price £500,000



**Lambert
& Foster**

FARMLAND AT NORTH PARK FARM, HUNTON HILL, MAIDSTONE, KENT, ME15 0SL

A south facing block of agricultural land with viticulture potential on a favoured escarpment with far reaching views over the Weald of Kent.
In all some 28.69 acres (11.61 Hectares)

COXHEATH 1 MILE | MAIDSTONE 4.4 MILES | CENTRAL LONDON 44.5 MILES



DESCRIPTION

A ring fenced parcel of agricultural land with viticulture potential in an elevated position on the escarpment with far reaching southerly panoramic views over the Weald of Kent. The fields are south facing, approximately 60-90m above sea level with underlying geology of Hythe Series Greensand/Sandstone with Soilscape describing the overlying soil type as freely draining slightly acid but base-rich soils.

The site is approached over a right of way over an established entrance off Hunton Hill, shared with North Park Farmhouse which adjoins the property to the north.

DIRECTIONS

The postcode for the property is ME15 0SL. If approaching from Maidstone, head south out of the town on the B2010 passing through Tovil continuing onto Dean Street for approximately 2 miles. At the crossroads with the Heath Road, head straight across into Upper Hunton Hill and the gated entrance to the property will be seen on the right hand side as you proceed down the hill.

METHOD OF SALE

The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.



PLANS, PARTICULARS 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.

SITUATION

The farmland is located on the outskirts of the Parish of Hunton. Nearby Coxheath has a full range of village amenities with more extensive educational, recreational and shopping facilities in the County Town of Maidstone some 4.4 miles to the northeast. Maidstone has three mainline railway stations, each offering direct services to London in under an hour.

MINERAL, SPORT & TIMBER RIGHTS

Included in the freehold sale.

VIEWING

Strictly by appointment only. Please contact the selling agents Paddock Wood office on 01892 832325, option 3. Enquires directed to Will Jex or Alan Mummery

ACCESS

Access will be over the shared right of way shown hatched brown on the sale plan. Access will be limited to agricultural purposes only.

COVENANTS AND RESTRICTIONS

The land will be subject to restrictions against the erection of non-agricultural buildings, siting of mobile homes and motorcycle scrambling and boot fairs.

SERVICES

No services are connected to the property. Prospective purchasers should rely on their own enquiries with regard to the local availability of service connections.

FOOTPATHS

A public footpath, reference 0134/KM155/2, crosses through the land adjacent to the northern boundary.

FENCING

The purchaser will be required to erect and thereafter maintain a sound stockproof fence along the newly created boundaries marked with inward facing T marks on the sale plan attached.

WHAT3WORDS

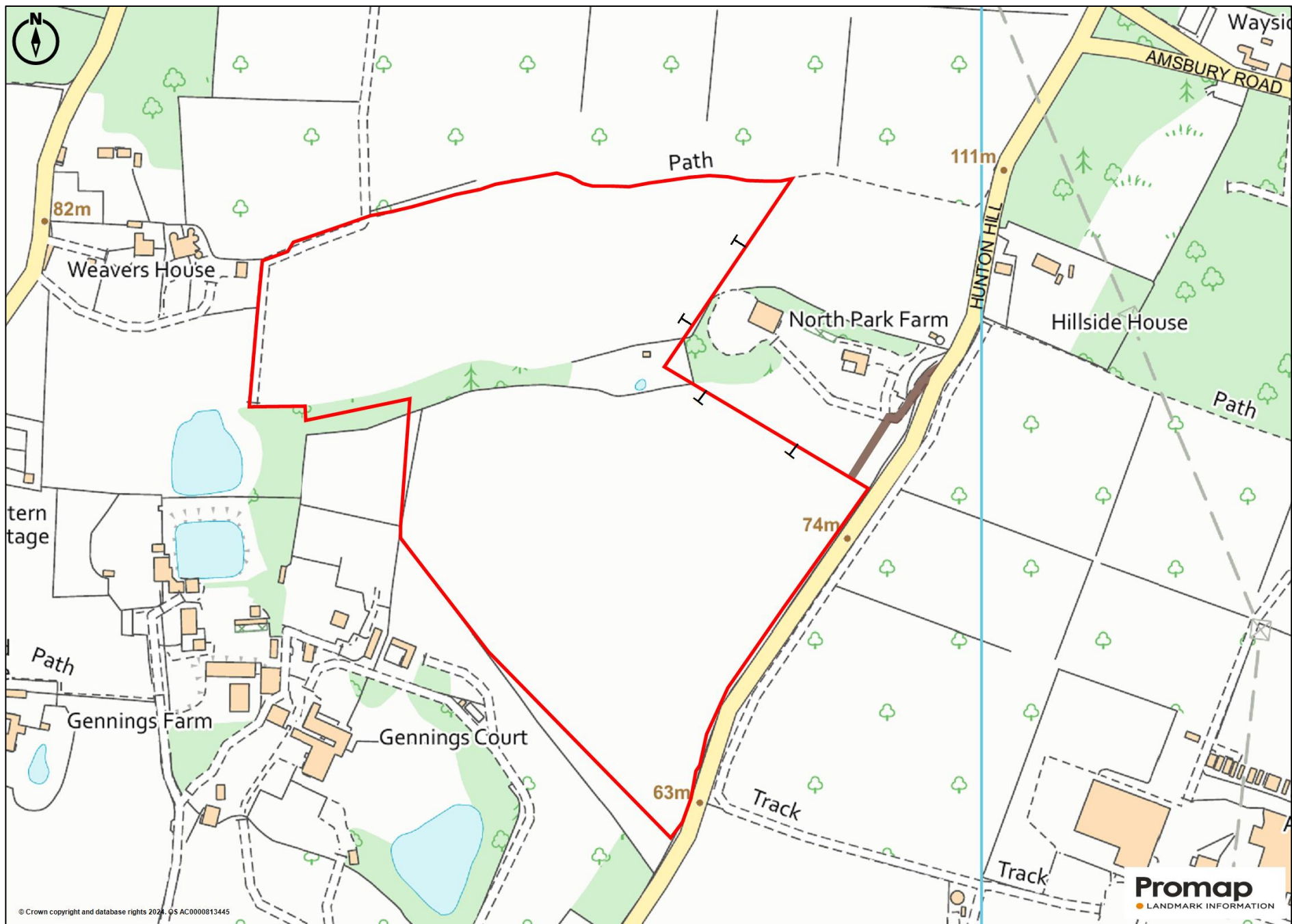
For convenience of viewing access is from [crate.playfully.havens](https://www.crate.playfully.havens.com).

LOCAL AUTHORITY

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ www.maidstone.gov.uk

TENURE

The land is offered freehold with Vacant Possession.



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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