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**CHALKSOLE FARM, ALKHAM, DOVER, CT15 7ED**

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**London - 72 Miles**

**Canterbury - 13 Miles**

**Dover - 6 Miles**

- **Approximately 110.52 acres (44.73 hectares) of Grade II & III arable and pasture.**
- **For sale as a whole.**
- **Within The Kent Area of Outstanding Natural Beauty.**

### **Introduction**

Chalksole Farm presents purchasers with an opportunity to acquire approximately 110.52 acres (44.73 hectares) of productive arable and pasture land currently divided into four fields.

The land has been conventionally farmed to a good standard and has been cropped in a rotation of winter wheat, winter oats and spring barley. Harvest 2022 the land yielded an average of 10.62 tonnes per hectare for second wheat. There is also approximately 25.72 acres of permanent pasture, 8.07 acres grass ley and 0.57 acres of woodland.

Chalksole Farm is offered for sale as a whole.

### **Situation**

The farm is situated in southeast Kent and close to Dover and Folkestone and lies to the north of Alkham village, which is less than 1 mile away and 1.6 miles from Lydden. Alkham village has a public house, village hall, cricket pitch and parish church. Dover centre is 6 miles distance and Canterbury City Centre is approximately 13 miles away and both offer a high-speed train service to London in approximately 95-60 minutes. There is also access to the A2 at Lydden within a short distance from the farm.

### **Farmland**

Chalksole Farm is a secluded arable and livestock farm with large level fields suitable for modern farming machinery. The arable area extends to approximately 76.16 acres (30.82 hectares), pasture area approximately 33.79 acres (13.68 hectares) and woodland 0.57 acres (0.23 hectares), including roads/tracks.

The land is classified as Grade II & III on the post 1988 Agricultural Land Classification Map for England and Wales. The soils are characterised as being slightly acid loamy and clayey soils albeit with impeded drainage and are suited to growing cereals and grass. The farm has well established tree and hedge boundaries which have been well maintained throughout.

There is currently a personal licence for "Walk Over Rights" granted to the Ministry of Defence across the land. Under the terms the Vendor is needing to give at least six months' notice to terminate the licence which is to expire on the 31<sup>st</sup> March 2024. This will be served by the Vendor in due course.

### **Water Reservoir**

There is a former water reservoir structure located within the reservoir field. Currently this structure is not used for an alternative use but could offer the potential for a variety of different uses, subject to planning permission.

## **Guide Price - £1,000,000**

### **Viewing**

Strictly by appointment with the selling agent.

### **Method of Sale**

The farm is offered for sale by private treaty as a whole.

### **Tenure and Possession**

Freehold with vacant possession.

Subject to the termination of the Walk Over Licence to the Ministry of Defence.

### **Exchange of Contracts & Completion**

A 10% deposit will be payable on exchange of contracts, with the balance of the purchase price payable on completion.

### **Sporting Timber & Mineral Rights**

In so far as they are owned, they are included in the sale.

The mines and minerals below a depth of 500 feet from the surface together with ancillary powers of working are excepted.

There is approximately 1.53 acres (0.62 ha) of game cover on the western boundary that is occupied by a local shoot. The agreement with the local shoot is due to terminate on 2<sup>nd</sup> February 2024.

### **Ingoing Valuation**

It is the intention that the arable fields will be left as stubble following harvest and there will be no ingoing valuations. However, the Vendor will reserve the right to charge for cultivations, crop husbandry, seeds, fertilisers, manures and sprays if it is appropriate to establish the following years cropping.

### **Basic Payment Scheme**

Basic Payment Entitlements are not included in the sale.

The Purchaser will covenant that the use and occupation of the property will continue solely for agriculture in accordance with all Cross Compliance requirements of the RPA/DEFRA until 31<sup>st</sup> December 2023. The Vendor reserves the 2023 BPS payments.

### **Easements & Rights of Way & Restrictions**

The farm is offered for sale subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.



### Boundaries, Plans, Areas, Schedules & Disputes

The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

### Fencing

The buyer will be required to meet the cost of fencing erected by the seller between points A, B, C and D on the plan estimated at a current cost of £4,015 plus VAT (but not to maintain thereafter). The northern boundary in Little London & Hills field will be left unfenced.

### Overage

The property will be sold subject to an Overage Agreement for a period of 80 years whereby, in the event of planning consent being obtained for commercial or residential use, a payment of 30% of the uplift in value attributable to any planning consent will be payable to the sellers, their heirs or assigns.

### VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof, or any rights to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### Anti-Money Laundering

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, once an offer has been accepted, the Purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.

### Local Authority

Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ

### Solicitors

Stilwell & Singleton LLP, 127 High Street, Deal, CT14 6BB

### Postcode

CT15 7ED. The farm is easiest to access from Warren Lane, Lydden.

### What3Words

///toward.clown.blogging

### Acreage Schedule

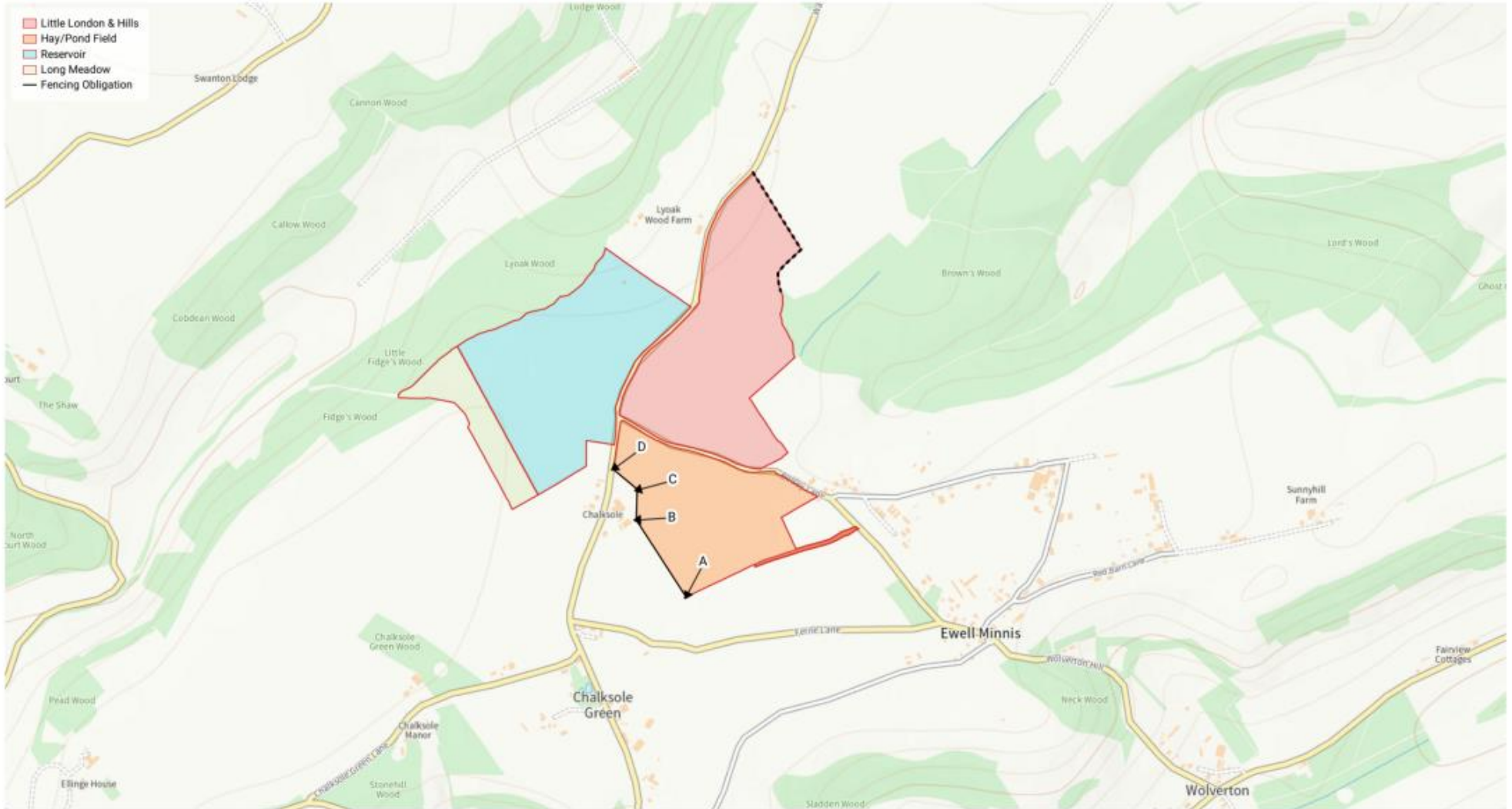
Field Name	Acres	Hectares	Use
Little London & Hills	39.02	15.79	Arable
Reservoir	37.14	15.03	Arable
Long Meadow	8.07	3.27	Grass Ley
Hay/Pond Field	25.72	10.41	Permanent Pasture
	0.57	0.23	Woodland
<b>Total</b>	<b>110.52</b>	<b>44.73</b>	







# Chalksole Farm - Sale Plan







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