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Lodge Orchard, Mill Lane, Preston, Canterbury, Kent CT3 1HD

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# Lodge Orchard

Mill Lane, Preston, Canterbury, Kent CT3 1HD

## Offers in Excess of £200,000

Freehold

**A rare opportunity to acquire a mature Bramley orchard in the heartland of top fruit growing in East Kent.**

**Situation:** The land is between the villages of Preston and Elmstone. Wingham is approximately 2¾ miles distant, Canterbury 9 miles and Sandwich 7 miles. The What3Words coordinates for the centre of the land are [///jumbo.eagles.married](#)

The A299 can be joined at St Nicholas at Wade (8 miles) and the A257 at Ash (3 miles).

**Description:** The land extends to approximately 17.23 acres (6.97 hectares) in a single block with good road frontage to Mill Lane. The land is classified Grade 1 by DEFRA and is planted with mature Bramley apple trees.

The land may be suitable for alternative agricultural, horticultural or equestrian uses, subject to obtaining any necessary consents.

**Services:** We are not aware of any services being connected to the land. Buyers should rely on their own investigations.

**Rights of Way and Easements:** The land is sold subject to all existing covenants, wayleaves, easements and rights of way, whether public or private, specifically mentioned or not. The land is crossed by three public footpaths: EE141A, EE146 and EE146A. A plan showing these is available from the agent.

**Planning:** The land falls outside any settlement confines. It falls within a Landscape Character Area and part of the land is an Area of Archaeological Potential. The land is not in a Nitrate Vulnerable Zone.

**Plan:** Please see the plan below. The boundaries on this plan are indicative only and the land will be sold in accordance with the Registered Title. Plans are reproduced from the Ordnance Survey under Licence Number ES025698. Any acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon the statements or representations as fact and must satisfy themselves by inspection or otherwise as to the area being sold.

**Tenure and Possession:** Freehold with vacant possession on completion.

**Local Authority:** Dover District Council, Council Offices, White Cliffs Business Park, Whitfield, Dover, CT16 3PJ.

**Overage:** The property will be subject to an Overage Agreement for a period of 25 years. If planning consent is obtained for commercial or residential use, a payment of 50% in the uplift in value attributable to any planning consent will be payable to the sellers, their heirs or assigns.

**Method of Sale:** The land is to be offered by Private Treaty as a whole. The seller reserves the right to take the land to informal tender, formal tender or auction should they so wish.

**VAT:** Commercial sales and letting, release of tenancies and some other property transactions are subject to VAT and where relevant, VAT is charged in addition to any consideration quoted. VAT is not chargeable in this instance although the seller reserves the right to elect to tax without notice.

**Purchaser Identification:** In accordance with Money Laundering Regulations, we are required to obtain proof of identification and funds prior to agreeing a sale.

**Viewing by confirmed appointment only:** Finn's Canterbury, Tel: 01227 454111 | Email: [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk)

These details were produced and photographs taken in May 2025.









**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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