



Land & Property Experts



**LAND & BUILDING AT CHARITY FARM
PILGRIMS WAY · HOLLINGBOURNE · KENT ME17 1RB**

**LAND & BUILDING AT CHARITY FARM
PILGRIMS WAY
HOLLINGBOURNE
KENT ME17 1RB**

<i>Hollingbourne</i>	- 1.5 miles
<i>Detling</i>	- 2.5 miles
<i>Maidstone</i>	- 5 miles
<i>Harrietsham</i>	- 5 miles
<i>Ashford</i>	- 16 miles

A ring fenced parcel of arable land with a newly erected building. South west facing aspect with potential for viticulture use. Chalky soil types and wind breaks planted in 2023. Situated just to the west of Hollingbourne on the Pilgrims Way.

- Ring fenced field parcel with building and yard
- Vehicular access from the Pilgrims Way
- Gently undulating to the south west in an easily accessible location
- Viticulture opportunities with chalky soil types and between 100m to 140m above sea level
- New agricultural building (3,875ft²) and concrete yard done to high specification
- In all approximately 66.32 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE
GUIDE PRICE - £1,250,000**

VIEWING: - Strictly by arrangement via the sole agents

**BTF Partnership
Canterbury Road
Challock· Ashford
Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk**

LOCATION

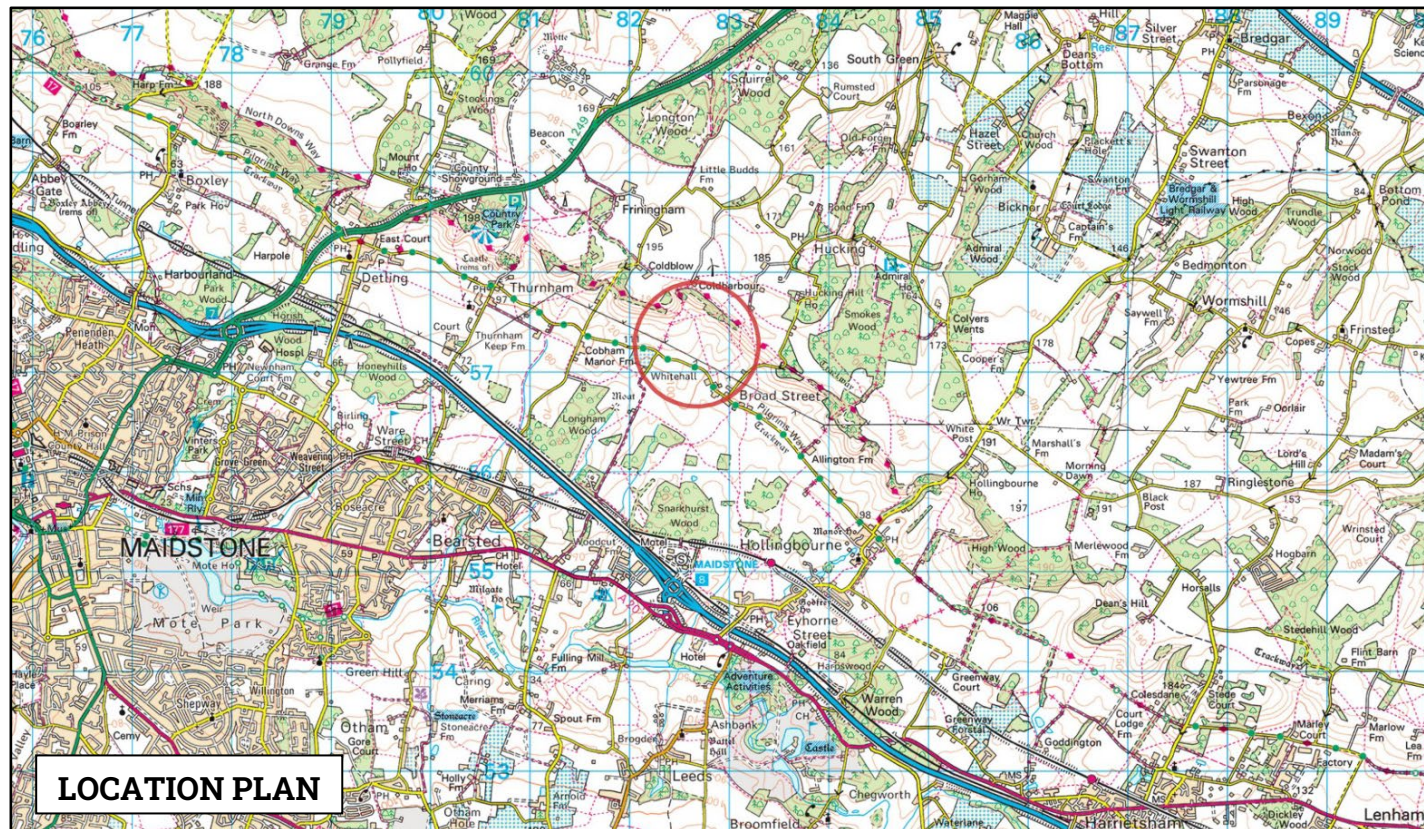
The Land and Building at Charity Farm is located in a rural location along the Pilgrims Way just to the west of the village of Hollingbourne, near the town of Maidstone. Hollingbourne is a charming village located in the Maidstone District of Kent and is situated at the southern end of the Kent Downs National Landscape. The village has a rich history, picturesque surroundings, and a close-knit community. There is a mainline station to London in the village also. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the roundabout on the A20 that serves the Mercure Hotel, head north east on Eyhorne Street through the village of Eyhorne Street and into Hollingbourne village. When you get to the Dirty Habit in Hollingbourne, take the left onto the Pilgrims Way. Follow the Pilgrims Way for 1.5 miles and the entrance gate to the land is on your right.

WHAT 3 WORDS

///cashiers.standards.adopters– Entrance gate



DESCRIPTION

The Land at Charity Farm is classified as Grade III on the Agricultural Land Classification Plan for England and Wales and extends in total to 66.32 acres. The land is considered to be freely draining with chalky lime rich loamy soils and ranges from 100m above sea level at the lowest point, to 150m above sea level at the highest in the north western corner. Wind breaks were planted in 2023 with the view of planting vines on the land. In addition to this, the Vendor has had positive soil reports undertaken along with temperature monitoring and a vine planting plan which is all available from the selling agents on request. The land is currently planted with Winter Wheat and the Vendor will be reserving holdover until completion of harvest in 2026. Over the last 6 months, the Vendor has erected a brand new high specification agricultural/viticulture building that already includes a septic tank, mains water, rainwater containers and a sprayer catch pit, all of which is compliant with the current regulations. The building extends to approximately 3,875ft² with the concrete yard to the west of very similar size. Please see the photo below. Access is directly to the south onto a hard core access track from a gated entrance off the Pilgrims Way.

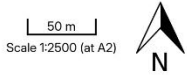








Produced on Land App, Apr 17, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

CURRENT FARMING

The land has grown a rotation of cereals in the past with a current crop of Winter Wheat in the ground for 2025/26 cropping year. The Vendor will be retaining holdover until post harvest 2026. Various windbreaks have been planted in 2023 with the view to protected planted vines.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

ACREAGES

The land extends to approximately 66.32 acres. This acreage is taken from Land App data and is for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

SPORTING RIGHTS

The sporting rights are in hand and will pass with the sale of the freehold.

SERVICES

Mains water and a septic tank are connected to the property. A quote for a three phase electricity supply is awaited from UK Power Networks.

LOCAL AUTHORITIES

Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent ME15 6JQ

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

NATURE BASED SOLUTIONS

It is considered the land offers Natural Capital opportunities, with scope under the new Environmental Land Management Systems and for other nature-based solutions, including a possible BNG management plan.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There are footpaths across the property, and a footpath plan is available from the Selling Agents upon request. There are also high voltage electricity pylons crossing the property for which there are easements in place.

TENURE

The land will be farmed in hand until after the 2026 harvest when vacant possession will be available.

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2026.

METHOD OF SALE

The land is offered for sale by private treaty as a whole. The vendor reserves the right to take the land to formal tender, informal tender or auction at a later date. Please note that offers for part will not be considered by the Vendor.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale 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.

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.

VIEWINGS

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

Clockhouse Barn, Canterbury Road

Challock, Ashford

Kent TN25 4BJ

01233740077 / Mob: 07799 846872

alex.cornwallis@btfpartnership.co.uk

Ref: AC/R2351.2

GUIDE PRICE

£1,250,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ