

btf

Land & Property Experts



**LITTLE COOTING FARM
COOTING LANE · ADISHAM · CANTERBURY · KENT CT3 3JQ**

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ADISHAM
CANTERBURY
KENT CT3 3JQ**

Adisham - 0.5 miles
Aylesham - 2 miles
Barham - 5 miles
Canterbury - 10 miles
Dover - 14 miles

A mixed grass farm situated in a picturesque setting on the Cooting Downs just outside of Adisham Village. To include a range of agricultural buildings, large yard area and over 120 acres in total.

- Mixed farm situated on the edge of Adisham village
- A range of agricultural buildings extending to over 12,000ft²
- Yard area extending to 2.11 acres.
- Approximately 108 acres of the land subject to a Promotion Agreement
- In all approximately 121.16 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE
GUIDE PRICE - £1,950,000**

VIEWING: - Strictly by arrangement via the sole agents

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

LOCATION

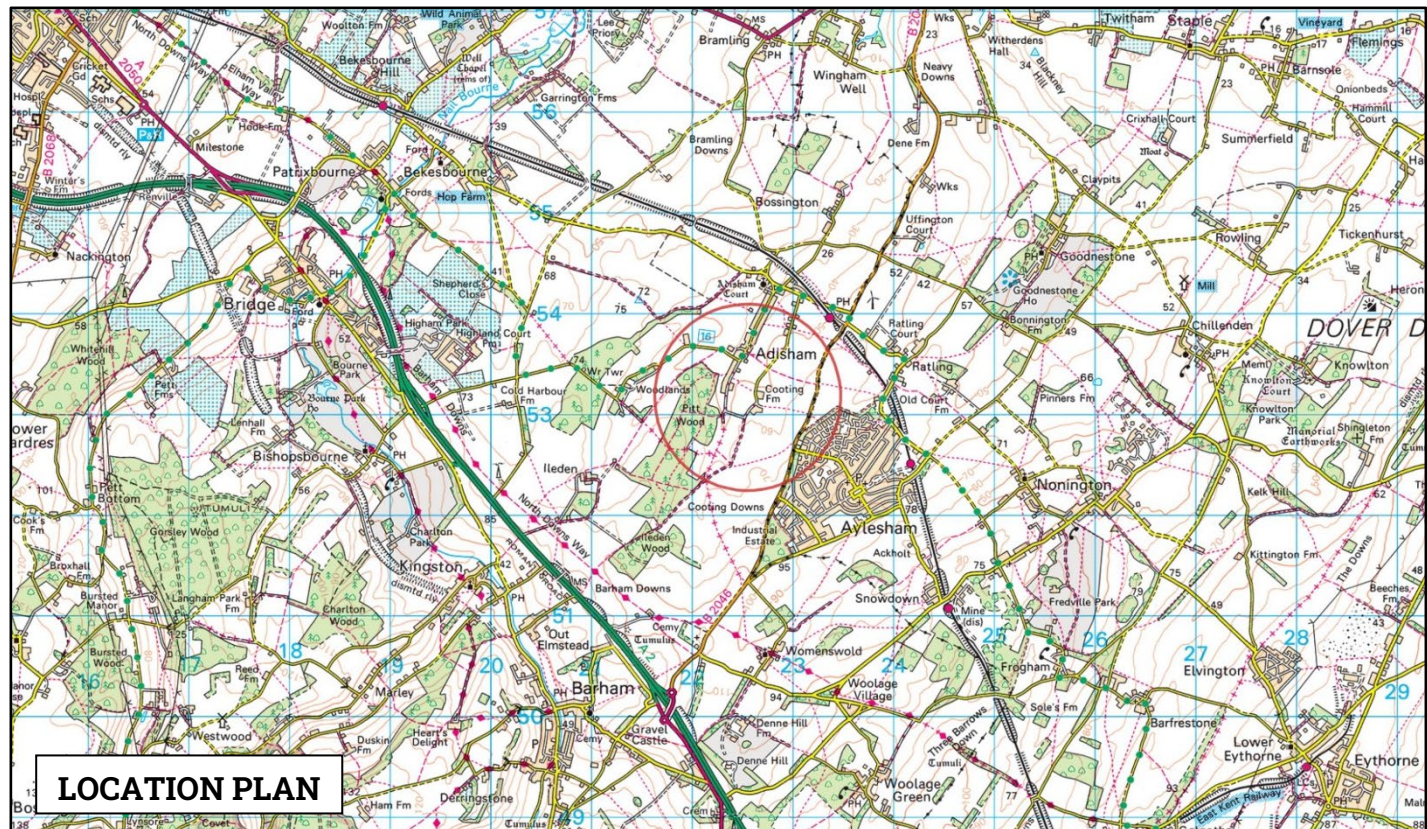
Little Cooting Farm is situated on the outskirts of the village of Adisham in East Kent. Adisham has little facilities but does hold a main line railway station on the Dover to London Victoria Line. Aylesham which can be seen from the Farm, is only a 2 mile drive away and provides your usual day to day facilities and amenities along with main line rail station. The larger cities of Canterbury and Dover are 10 miles and 14 miles respectively and provide a comprehensive range of facilities and amenities along with access to the national motorway networks and railway stations. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the A2 Dover Road, take the exit to Aylesham and at the roundabout take the first exit onto the B2046 Adisham Road. Follow this road for 2.6 miles past Aylesham on your right and take a left onto Station Road. Continue on Station Road and take the first left to Bloodden down Cooting Lane. Follow this all the way down past Cooting Farm for approximately 0.75 miles and the Little Cooting Farmyard will be on your left.

WHAT 3 WORDS

///embellish.exact.overheard – Yard Entrance



DESCRIPTION

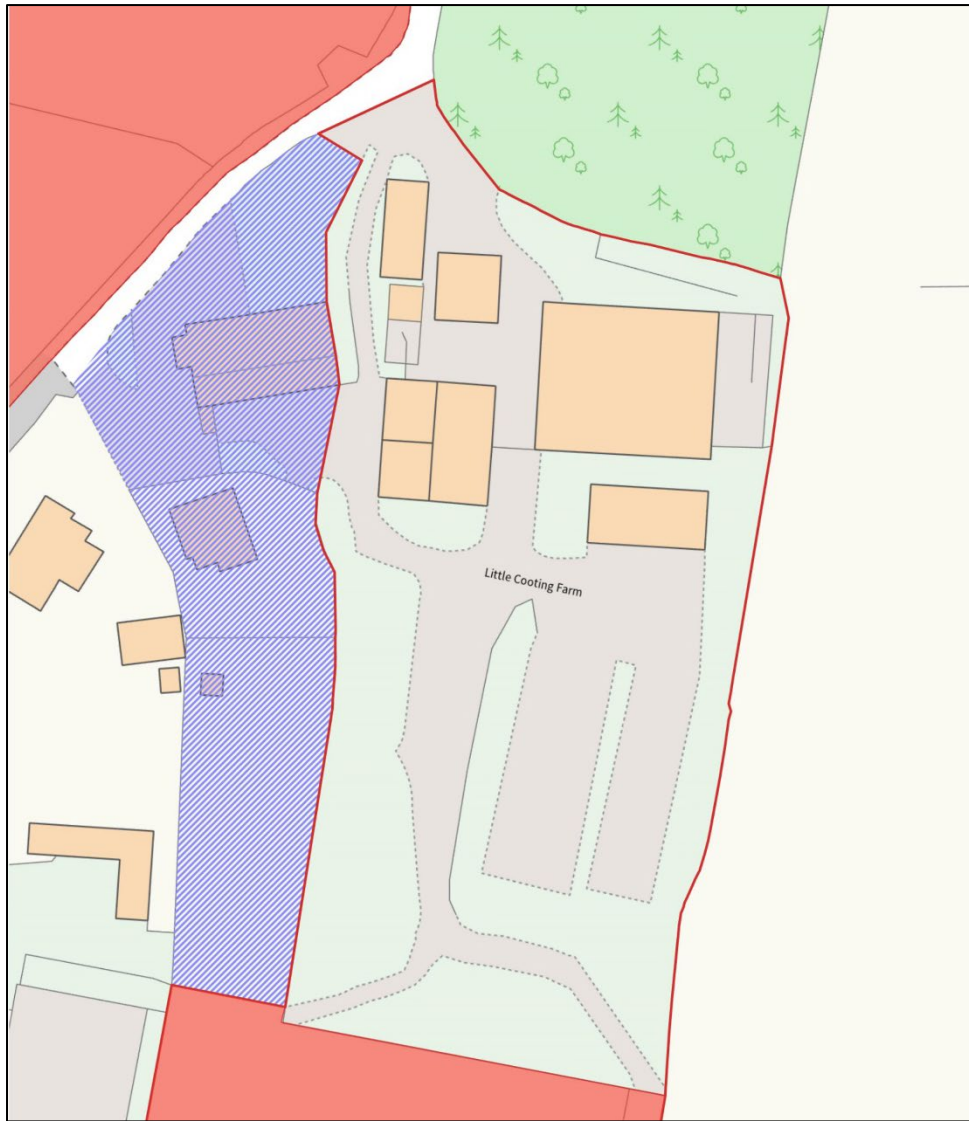
Little Cooting Farm comprises a mixed farm split into multiple field enclosures. A significant range of agricultural buildings are situated around a large yard area and extend to over 12,000ft². These were formerly used as part of the Vendor's cattle enterprise. The Land at Little Cooting Farm is classified as Grade II on the Agricultural Land Classification Plan for England and Wales and extends in total to 119.05 acres. The land is considered to be freely draining with lime rich loamy soils. The land is all laid down to grass with various access routes from public highways. Boundaries are predominantly fences or hedges, some in good order and some in need of repair.

The Buildings and Yard are in reasonable condition for their age and type and are situated around a good sized yard area of approximately 2 acres. A Detailed Buildings Plan and Floor Plans along with exact sizes are overleaf for further information.

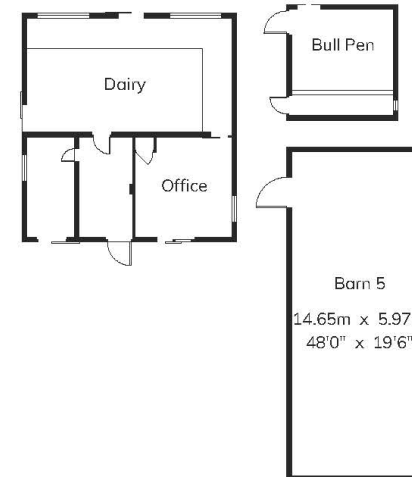
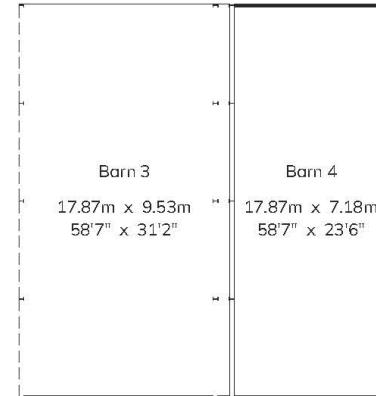
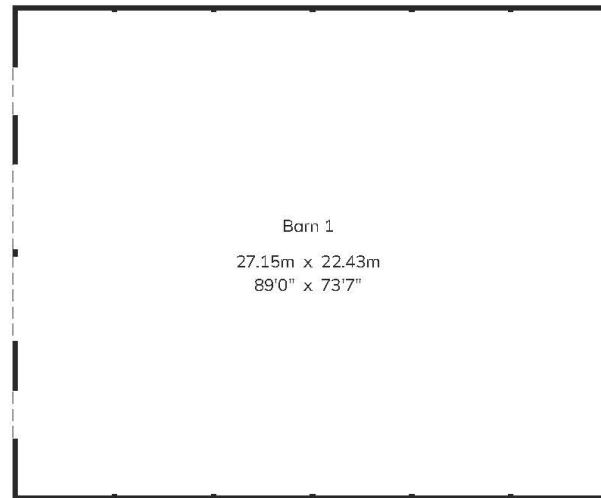
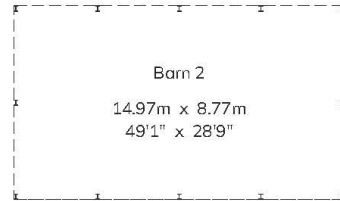
The majority of the land to be sold (coloured red on the Boundary Plan) is subject to a Promotion Agreement which is available from the selling agents on request. Three parcels included within the sale are not included within the Promotion Agreement, which are the Farmyard and the two parcels to the west of The Street, all edged red on the Boundary Plan. The area hatched blue on the Detailed Buildings Plan and the Boundary Plan is excluded from the sale.



DETAILED BUILDINGS PLAN



AGRICULTURAL BUILDINGS FLOORPLANS



Little Cooting Farm

- Barn 1 - Gross Internal Area : 587.5 sq.m (6,323 sq.ft.)
- Barn 2 - Gross Internal Area : 120.8 sq.m (1,300 sq.ft.)
- Barn 3 - Gross Internal Area : 163.9 sq.m (1,764 sq.ft.)
- Barn 4 - Gross Internal Area : 122.7 sq.m (1,320 sq.ft.)
- Barn 5 - Gross Internal Area : 87.5 sq.m (941 sq.ft.)
- Dairy - Gross Internal Area : 92.5 sq.m (995 sq.ft.)
- Bull Pen - Gross Internal Area : 22.3 sq.m (240 sq.ft.)



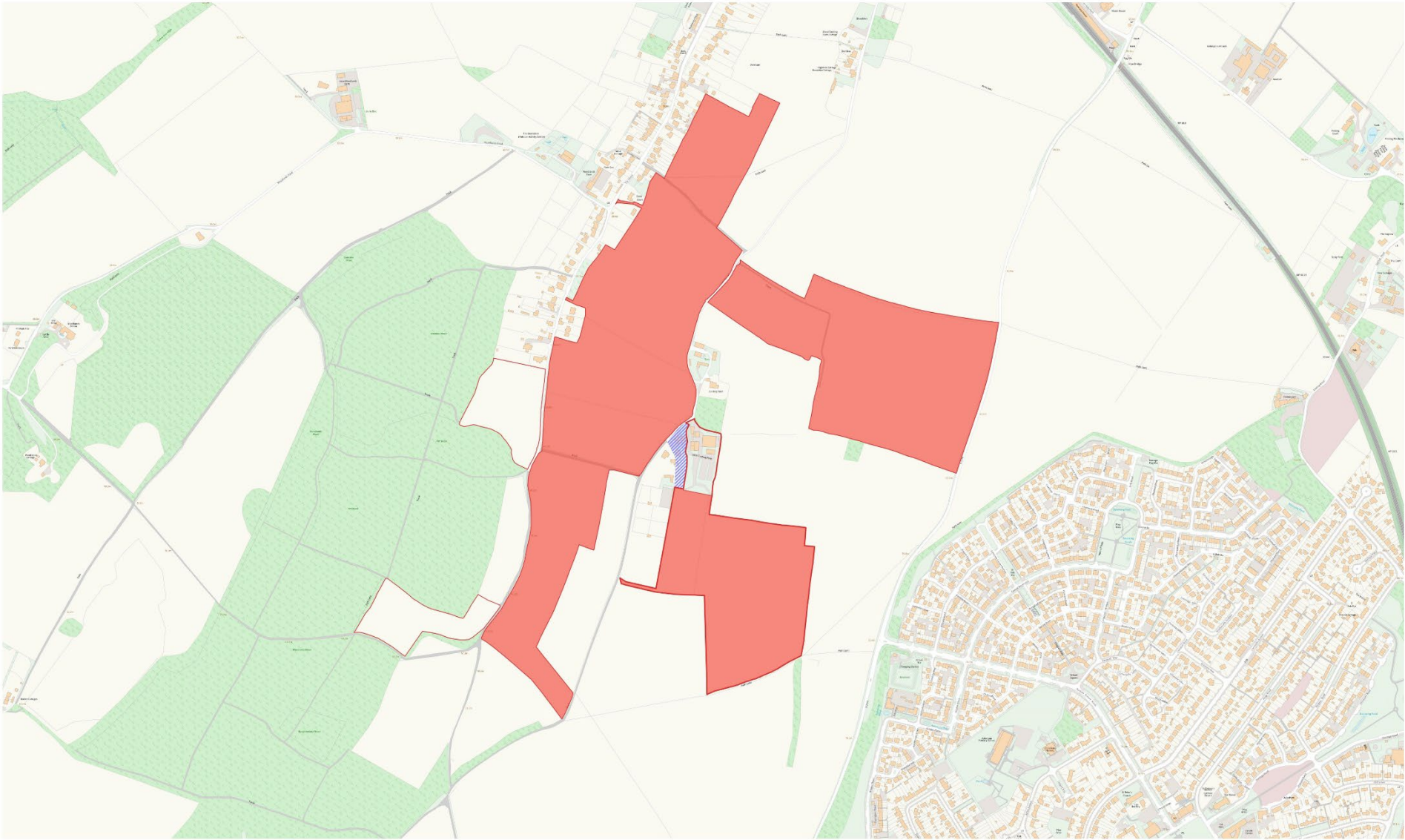
For Identification Purposes Only.

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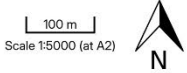




BOUNDARY PLAN



Produced on Land App, May 5, 2026.
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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 is currently being grazed and maintained by a local farmer under a handshake agreement and vacant possession will be available on completion of the sale.

FENCING AND BOUNDARIES

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

ACREAGES

The property extends to approximately 121.16 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 electricity are connected to the yard and buildings. None of these services have been checked or tested.

LOCAL AUTHORITIES

Canterbury City Council, Military Road, Canterbury, Kent, CT1 1YW

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.

TENURE

The land is registered under various title numbers with all the Office Copy Entries and Title Plans available from the Selling agents on request.

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: Offers for part may 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

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alex.cornwallis@btfpartnership.co.uk

Ref: AC/R1786.2

GUIDE PRICE

£1,950,000



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www.btfpartnership.co.uk

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