



FOR SALE BY PRIVATE TREATY

THE RURAL PROPERTY KNOWN AS “HOSPITAL BARN FARM”

HEATH ROAD, EAST FARLEIGH, MAIDSTONE, KENT, ME15 0LS

A private and discreet farmyard, sheltered by established woodland, with adjoining paddocks, traditionally used for equestrian purposes

Approximately 18.94 acres

Approximately 4,150 sq. ft. of buildings

Guide Price: £325,000

LOCATION

The property is situated on the Heath Road (B2163), a short distance to the west of Coxheath and approximately 3 miles from Maidstone town centre, with all main services and road and rail communications.

DESCRIPTION

Historically, the land was used for fruit growing and when this use ceased after the 1987 storm, the vendor planted approximately 14 acres of woodland with mixed deciduous species including Oak, Ash and Cherry, under the Farm Woodland Premium Scheme.

THE FARMYARD

This comprises the following buildings: -

THE PACKING SHED – 1,350 sq ft.

A prefab building with a concrete floor which was originally used for packing fruit. The building has been re-roofed in profile steel cladding. The building is now used for general farm use, workshop and tack room.

FORMER COLD STORE & POLE BARN – 860 sq ft.

This building incorporates a stable and the adjoining steel frame barn is used for hay storage.

STORAGE BUILDING & STABLES – 1,945 sq ft.

A fully enclosed building with a steel frame and clad in fibre cement. On the north side there are 4 loose boxes and a tack room.

The yard area extends to approximately 0.90 acres and has both mains electricity and mains water connected. Both require separate metering.

PADDOCKS

There are three fenced paddocks to the south and west of the yard which traditionally have been used for horse grazing. The paddocks extend to about 4 acres in total.

WOODLANDS

The woodland area was planted in the late 80's and is located either side of the access track leading to the farmyard with frontage to Heath Road. There were planting and maintenance grant monies available for the first 15 years of the scheme, but that income has ceased.

The woodlands must be maintained by the purchaser in accordance with good forestry practice and ensure that the land is not returned to agricultural use for 30 years after planting.

TENURE & HOLDOVER

The property is sold freehold and will have vacant possession on completion.

ACCESS

The property has a gated access to Heath Road with a hard track leading to the farmyard area.

METHOD OF SALE

The property is offered for sale by private treaty.

WHAT 3 WORDS

///factors.anchors.inversely – Main Road Gate.

PHOTOGRAPHS

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

VIEWINGS

Strictly prior appointment with the agents.

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

AGENTS' NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

SPORTING RIGHTS

These are in hand and will pass at the sale of the freehold.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

TOWN & COUNTRY PLANNING

There have been no planning applications on the farm. The contract will include a clause whereby the vendor or his successors in title will receive a share in the uplift in value of the undeveloped land should more than one dwelling or conversion be consented on the property.

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 suppliers or other rights of way, covenants, restrictions and obligations quasi-easements and all wayleaves whether referred to or not within these particulars.
Please Note: An electricity wayleave crosses the woodland.

AGENTS DETAILS

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GUIDE PRICE £325,000

BOUNDARY PLAN



