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Land & Property Experts



**THE CHURCH ORCHARD LAND
MAIDSTONE ROAD · MATFIELD · TONBRIDGE · TN12 7HA**

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<i>Matfield</i>	- 1 mile
<i>Lamberhurst</i>	- 2.50 miles
<i>Paddock Wood</i>	- 3.50 miles
<i>Royal Tunbridge Wells</i>	- 3.75 miles

A 16.05 acre parcel of grass land on the southern outskirts of Matfield village.

- Road frontage on two sides
- Approximately half a mile from the A21 (Kippings Cross Roundabout)
- Entered into Countryside Stewardship GS3 - winter bird food
- Three access gateways
- Good quality level land which formally grew blackcurrants
- Currently mid-tier Countryside Stewardship

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £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 is situated on the south side of Matfield village. The spa town of Royal Tunbridge Wells, with its thriving independent shopping is approximately 4 miles to the southwest. Paddock Wood which has nearby links to the M20 and a mainline station providing services to London and Ashford, is located approximately 3.5 miles to the northeast.

Please see the Location Plan below for the exact location of the land in relation to the surrounding towns and villages.

DIRECTIONS

From the A21 Kippings Cross Roundabout proceed north on the B2160 for approximately 0.5 miles. Access gates A & B are located on the right hand side beside Church Orchard Bungalow and the access gate on the east side is at point C on Sophurst Lane.

VIEWINGS

WHAT 3 WORDS

///hopes.shuts.campus – B2016 Sophurst Lane gate entrance.



CURRENT FARMING

The land is entered into a Countryside Stewardship mid-tier scheme that is due to expire on the 31st December 2027. The current option on the land is GS3 rye grass seed-set as winter food for birds and paying £515 per hectare, per annum. A copy is available upon request.

FENCING AND BOUNDARIES

The purchaser will be required to stock fence the northeast boundary between points D-E no later than 3 months from completion.

ACREAGES

The land extends to approximately 16.05 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 them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

ACCESS

There are gateways at points A, B and C. When viewing we recommend using access point C on Sophurst Lane.



TENURE

The land is offered freehold with vacant possession available upon completion.

SERVICES

No services are connected to the property.

PHOTOGRAPHS

The photographs included in these particulars were taken in June 2026

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only.

LOCAL AUTHORITIES

Tunbridge Wells Borough Council

Mount Pleasant Rd, Royal Tunbridge Wells, Kent TN1 1RS

Kent County Council

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

OVERAGE

The vendor will reserve overage for the next 25 years. Further details are available on request.

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 is a footpath crossing on the land and a water pipe easement along the southwest boundary.

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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fitting.

NOTE

An area of the land on the south side is subject to an historic covenant restricting the owner to agricultural use only and no buildings can be constructed without consent. Even if allowed, the buildings cannot be used for residential use.

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. Offers for part may be considered on merit.

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 Richard Thomas on the contact details below.

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Email: challock@btfpartnership.co.uk

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