



LAND AT ORGARSWICK FARM LANE,
BURMARSH, ROMNEY MARSH,
KENT TN29 0HX

GRAHAM BOULDEN & COMPANY
Chartered Surveyors - Agricultural Valuers - Land Agents



**Lambert
& Foster**

ASHFORD 12 MILES | HYTHE 7.7 MILES

**LAND AT ORGARSWICK FARM LANE, BURMARSH,
ROMNEY MARSH, KENT TN29 0HX**

A productive block of 95.54 acres/38.66 hectares of Grade II arable land in 2 parcels.

For Sale by Private Treaty

GUIDE PRICE £1,000,000



SITUATION

The land is located on the Romney Marsh about 1 mile to the west of the village of Burmarsh, some 2.5 miles north west of the coastal village of Dymchurch. A full range of social, recreational and educational amenities are available in the market town of Ashford, some 12 miles to the north west.

DIRECTIONS

The nearest postcode to the property is TN29 0HX.

WHAT 3 WORDS

Using the What3Words App, access to the land from the south will be found at [storybook.airbase.farmer](https://www.what3words.com/storybook.airbase.farmer) and from the north at [notched.regal.revisit](https://www.what3words.com/notched.regal.revisit).

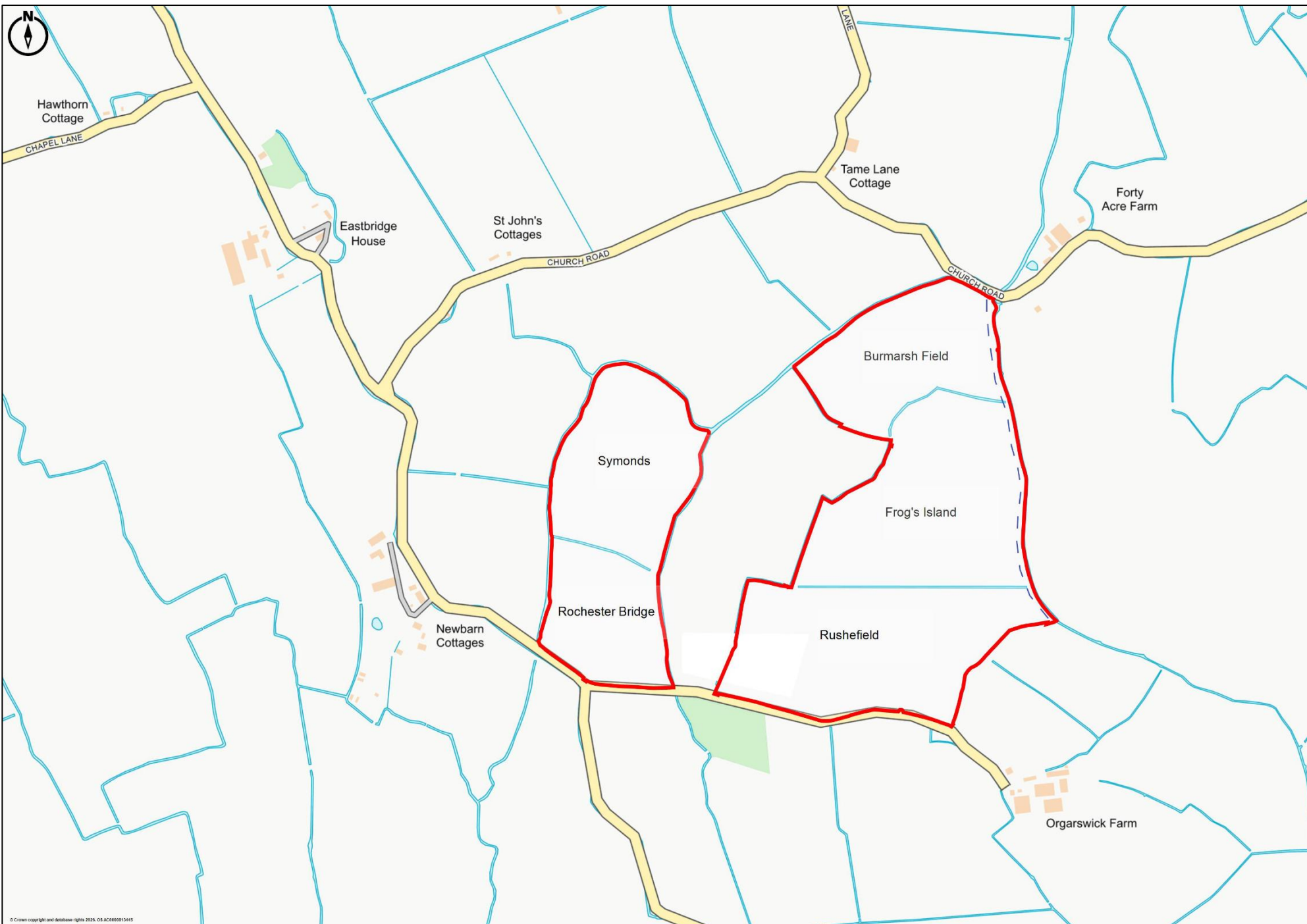
ACCESS

Access to the land is directly from Eastbridge Road and a no through road, Orgarswick Farm Lane. From the north side the more easterly parcel has frontage to Church Road

DESCRIPTION

A block of some 95.54 acres/38.66 hectares of Grade II farmland in 2 parcels on the Romney Marsh in Kent. In 2 separate, but adjacent plots, each area has direct road access, to the south from Eastbridge Road and Orgarswick Farm Lane, and from the north, the eastern parcel has frontage to Church Road. The land is typical of the Romney Marsh, comprising a level block of flat, easy working farmland. The Grade II soils are predominantly of the Dymchurch Brenzett series type and the land, which has been let on a series of Farm Business Tenancies, is currently in arable rotation.







METHOD OF SALE: The land is being offered for sale by Private Treaty.

VIEWINGS: The property can be viewed from the public highway at any reasonable time. We would ask viewers to be respectful of the growing crops in the ground when viewing.

TENURE: Vacant possession on completion to coincide with the end of the current Farm Business Tenancy on 30th September 2026.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY: A water pipe runs the full length of the eastern boundary of the eastern parcel of land from Church Road towards Orgarswick Farm following the boundary line-see plan above. No formal easement exists for this pipe.

SERVICES & UTILITIES: No services are connected to the land.

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Folkestone & Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY. 01303 853000.

DRAINAGE PLANS & RATES: Both parcels of land are field drained with copy plans available for the drains with the exception of one field (Burmarsh) where no plans are available. Rates are payable to the Romney Marsh Internal Drainage Board.

FLOOD & EROSION RISK: Property flood history: None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

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