



LITTLE RANDOLPHS FARMLAND
TENTERDEN ROAD, BIDDENDEN , KENT TN27 8BG



**Lambert
& Foster**

ASHFORD 12.5 MILES | CRANBROOK 6 MILES | MAIDSTONE 14.1 MILES

LITTLE RANDOLPHS FARMLAND, TENTERDEN ROAD, BIDDENDEN, KENT TN27 8BG

A ring fenced block of Wealden pasture, which historically has been ploughed, extending in all to some 61.08 acres/24.71 hectares, on the southern outskirts of the village of Biddenden.

GUIDE PRICE £535,000 FREEHOLD



DESCRIPTION

Little Randolphs Farmland comprises a gently undulating block of Wealden pastureland, which historically has been in arable cropping. The land extends in all to some 61.08 acres/24.71 hectares of Grade III clay soils typical of the local area, divided into a number of manageable grazing enclosures. Following the sale of the farm buildings for development, a new access has been established on to the Tenterden Road on the land's eastern boundary.

The land has a number of natural ponds with a stream dissecting the site towards its western boundary.

DIRECTIONS

Using What3Words, the entrance to the land off the Tenterden Road can be found at [elevates.event.talents](https://www.what3words.com/elevates.event.talents).

SITUATION

The land is approximately a mile south of the popular Wealden village of Biddenden, which offers an excellent range of village amenities and is also famous for Biddenden Vineyards, which is a short drive to the south.

More extensive social, recreational, educational and shopping facilities are available in nearby Tenterden and Cranbrook



PUBLIC AND PRIVATE RIGHTS OF WAY

A public byway (AT27) runs adjacent to the southern boundary of the land. A public footpath (AT17) passes through the land in a north to south direction, the approximate route of which is shown on the sale plan.

A private footpath benefits only the owners of the newly developed houses in Little Randolphs Farm, connecting their homes to the public footpath to the west. The route is shown by a blue hatched line on the sale plan.

VIEWING

By appointment only. Please contact Will Jex or Alan Mummery for more information. 01892 832325 option 3.

NOTE: The vendor reserves the right to take the 2026 hay crop.

TENURE: Freehold with vacant possession

SERVICES & UTILITIES:

No services are connected to the land, but are believed to be available locally. Buyers should rely on their own enquiries.

LOCAL AUTHORITY: Ashford Borough Council, International house, Dover Place, Ashford, Kent TN23 1HU. Telephone 01233 331111.

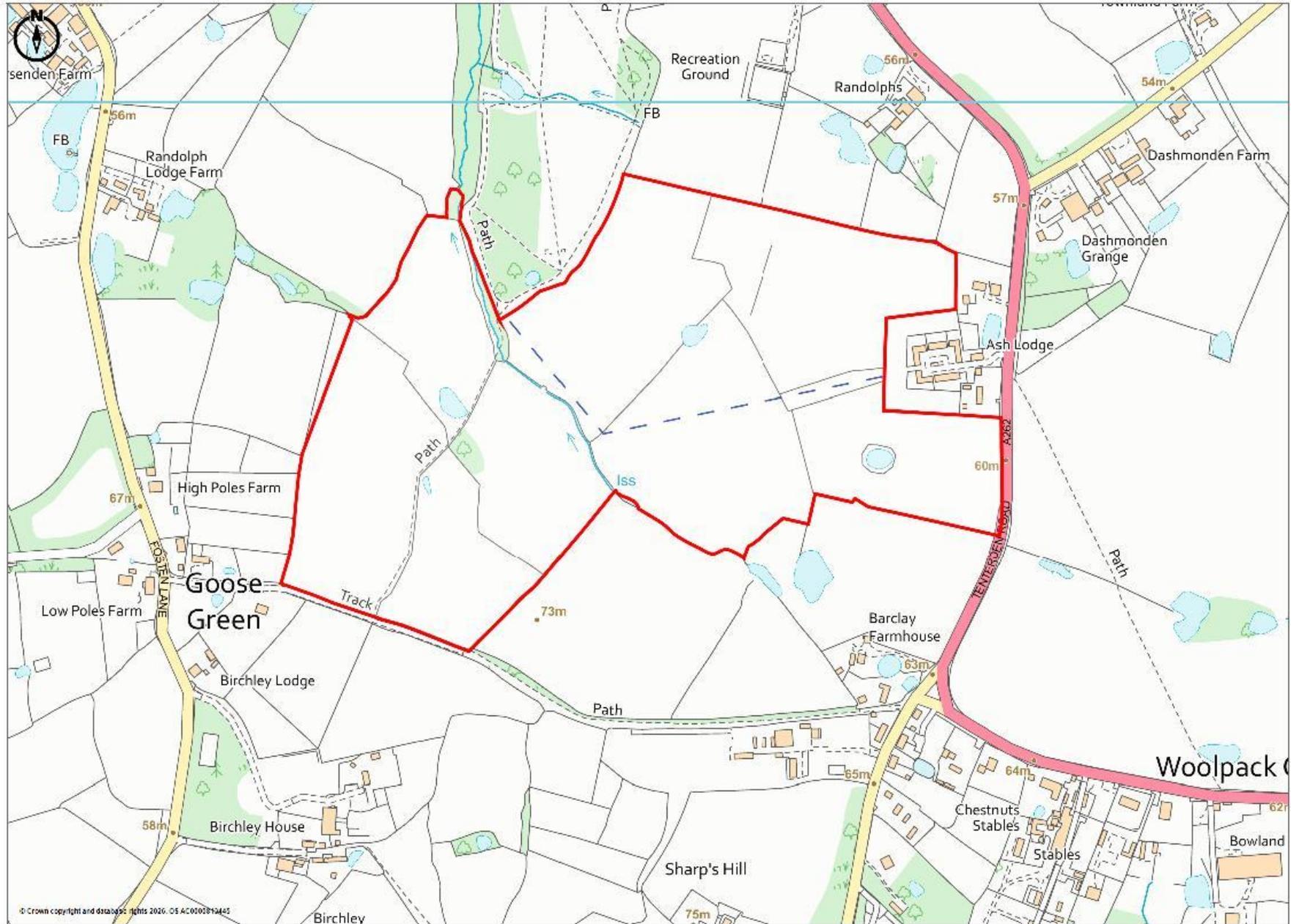
FLOOD & EROSION RISK: The land is located in Flood Zone 1 with a low risk of flooding. (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

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.



© Crown copyright and database rights 2026. OS AC0000813445



PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



RICS

arla | propertymark

naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS