



Land & Property Experts



**LAND AT SELLING, FAVERSHAM
KENT, ME13 9QN**

LAND AT OWEN'S COURT ROAD SELLING FAVERSHAM KENT ME13 9QN

<i>Faversham</i>	<i>2.3 miles</i>
<i>Canterbury</i>	<i>6.8 miles</i>
<i>Sittingbourne</i>	<i>8.3 miles</i>
<i>Ashford</i>	<i>9.4 miles</i>

Productive Grade 1 & 2 Arable land parcel with agricultural, horticultural and environmental potential.

- A single parcel of arable land extending to 15.40 acres.
- The land has frontage and access to Owen's Court Road.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE £225,000

VIEWING: - Strictly by arrangement via the sole agents

**BTF Partnership
Canterbury Road
Challock· Ashford
Kent TN25 4BJ**

01233 740077 / callum.preece@btfpartnership.co.uk

LOCATION

The land is situated off Owen's Court Road, to the north-west of the village of Selling, in the county of Kent. Selling lies approximately 3 miles south-east of Faversham. The surrounding area is predominantly agricultural, characterised by productive arable and horticultural farmland.

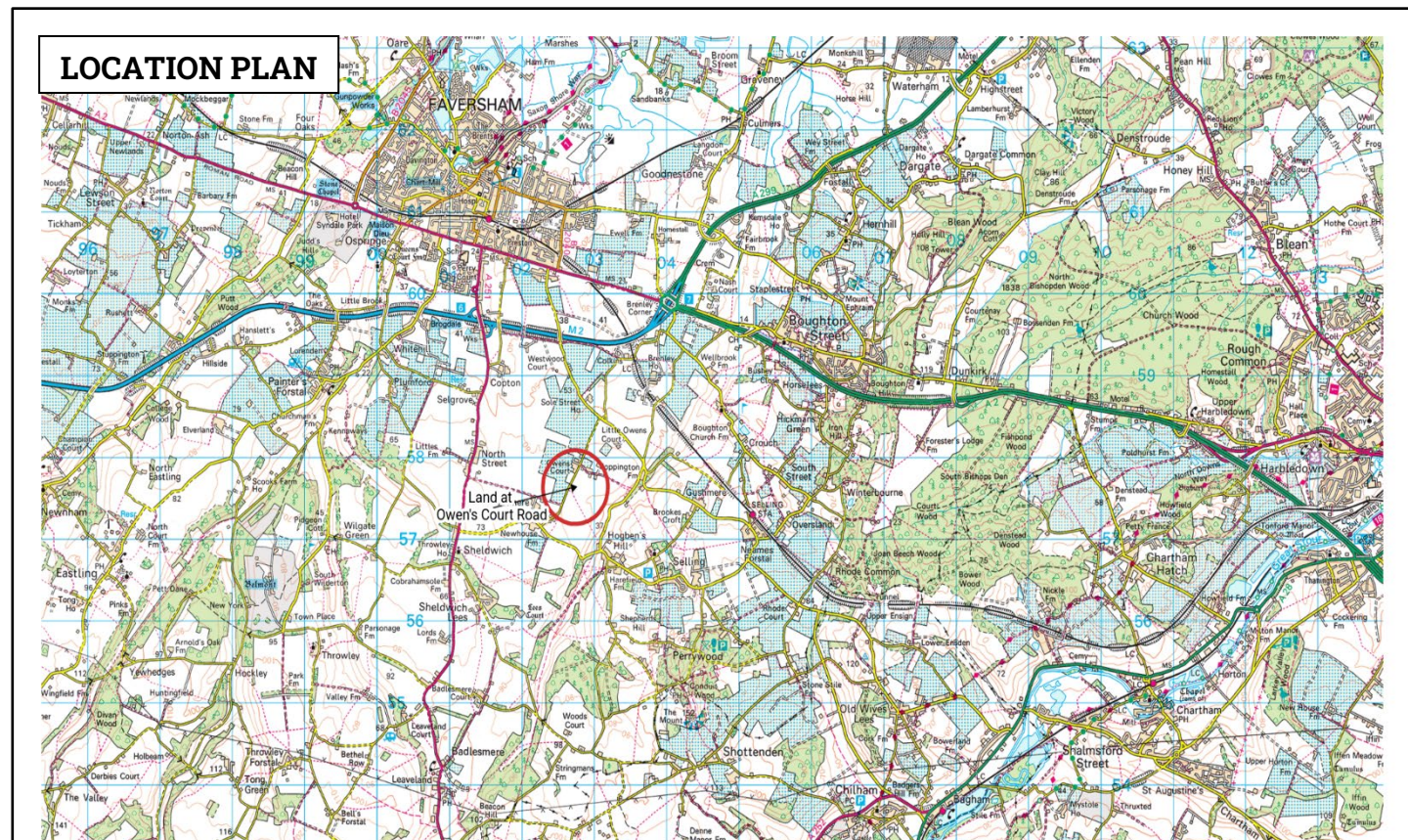
The A2 and M2 Motorway is located with easy access to the north of the property, providing east-west links across north Kent, while access to the M20 motorway is available at Junction 9 within approximately 11 miles. The Land offers convenient routes to Canterbury, Ashford and the wider national motorway network.

ACCESS

The land is accessed off Owen's Court Road on the south-western boundary.

WHAT 3 WORDS

///handle.estimated.surpassed - entrance gateway from Owen's Court Road



DESCRIPTION

Offered for sale is 15.40 acres (6.23 hectares) of productive Grade 1 and Grade 2 agricultural land, situated in a single parcel. The land is gently south-facing and free-draining, making it well suited to a range of arable and horticultural uses or environmental schemes.

The land comprises Thanet Beds soils, which are widely regarded as high-quality, versatile soils suitable for intensive cropping. Historically the land has been used for arable cereal production, and more recently has been entered into a flower-rich mix under the Sustainable Farming Incentive (SFI) scheme. The land will be removed from the scheme upon completion of a sale.

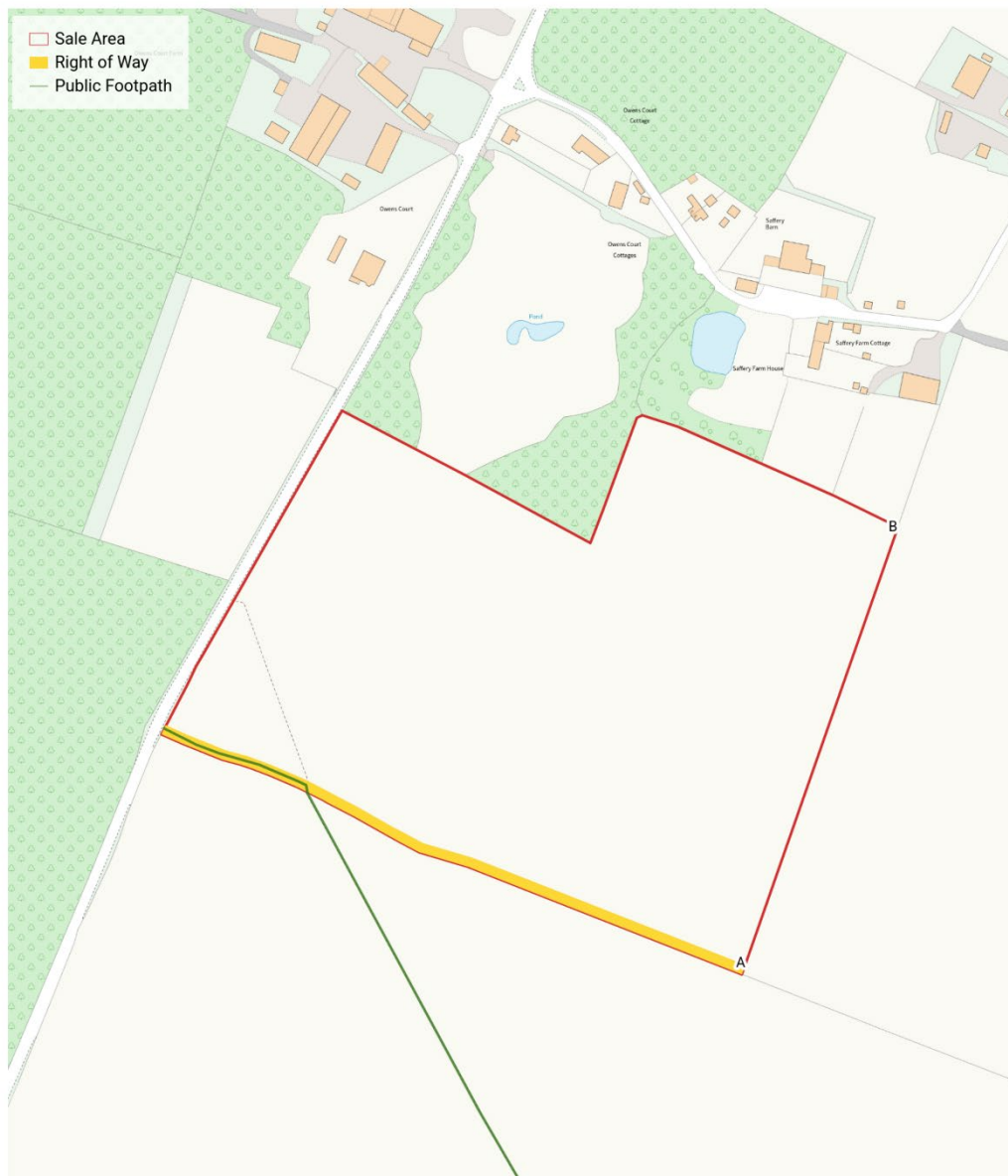
The field benefits from direct access from Owen's Court Road. The boundaries are defined by a hedgerow along the western boundary and a tree shelter belt along the southern boundary, providing a degree of natural wind protection.

Please see the Boundary Plan opposite identifying the land outlined in red.





Land at Owen's Court Road,
Selling, Faversham, Kent



BOUNDARY PLAN

50 m
Scale 1:2500 (at A4)



CURRENT FARMING

The land offered for sale forms part of a larger agricultural field, the remainder of which has been planted with vines. The area now being sold is surplus to the Vendor's operational requirements.

Historically, the land has been managed as arable farmland, with recent use including entry into a Sustainable Farming Incentive (SFI) scheme. The land is currently owner-occupied and will be removed from the scheme upon completion of a sale.

FENCING AND BOUNDARIES

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

The purchaser will be responsible for the erection of a new fence between points A, & B as shown on the plan, no later than 3 months from completion.

ACREAGES

The land extends to approximately 15.40 acres in total. 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

No services are connected to the property.

RETAINED LAND & RIGHTS OF WAY

A public footpath enters the south-west corner of the field and runs for a short length before diverting south away from the property. The Vendor will reserve a right of way at all times and for all purposes over the land shaded yellow on the sale plan. The Vendor will retain the land to the east of the subject property.

TENURE & OVERAGE

The land is offered freehold with vacant possession available on completion. The Land is registered under part title number K954902. The Land is subject to an existing overage agreement, which applies solely to residential or commercial development and expressly excludes agricultural, forestry and viticultural uses.

PLANS

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

EASEMENTS & WAYLEAVES

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.

PHOTOGRAPHS

The photographs included in these particulars were taken in December 2025.

METHOD OF SALE

The land is offered for sale by private treaty. The vendor reserves the right to take the land to formal tender, informal tender or auction at a later date. Please note that offers for part may be considered by the vendor.

LOCAL AUTHORITIES

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent, ME10 3HT
Kent County Council, County Hall, Maidstone, Kent, ME14 1XQ

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.

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 Callum Preece on the contact details below.

BTF Partnership

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Challock, Ashford

Kent TN25 4BJ

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callum.preece@btfpartnership.co.uk

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