

**FOR SALE BY
INFORMAL TENDER**

HOBBS · PARKER
Farms Land & Estates



Bridge Farmland

Water Lane

Bearsted, Maidstone, Kent ME14 3LT

Two parcels of farmland, within easy reach of both Maidstone and the M20 (Junctions 7 & 8).

About 68 acres and 39.30 acres respectively.

As a whole or in 2 lots.

Guide Prices:

Lot 1 - £550,000 to £600,000.

Lot 2 - £300,000 to £325,000.



Method of Sale

For sale by Informal Tender closing at 12 noon on Friday 28 August 2015.

This process will require the submission by interested parties of their 'best and final offer' for the land on the understanding that if their offer is successful then they will proceed towards an exchange of contracts within 6 weeks. The sellers reserve the right not to accept the highest or any tender.





Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Tender Forms

All tenders must be submitted using the tender form provided. These are available on request.

Exchange of Contracts/Completion

It is intended that exchange of contracts will take place by no later than Friday 9 October 2015 with completion to follow shortly thereafter.

Situation

Bridge Farmland is conveniently located immediately to the north of Bearsted village only 3.5 miles east of the County Town of Maidstone. The M20 Junction 7 is less than 2.5 miles to the west offering a connection to the A249 whilst Junction 8 of the M20 motorway is a similar distance to the east.

Description

Two parcels of farmland, each with frontage and established access to Water Lane. Lot 1 also benefits from a short frontage and access to Thurnham Lane to the west. Lot 1 has recently been cultivated, following a temporary ley, ready to be planted with Winter wheat. Lot 2 is in temporary grass. Both lots of land are generally well fenced.

Services

Neither mains water or electricity connected to the land.

Basic Payment Entitlements

These are strictly excluded from the sale but may be available by separate negotiation to the successful purchaser following completion. The sellers have made a 2015 claim for basic payment.

Environmental Stewardship

There are ELS buffer strips next to the watercourses crossing both lots.

Overage

The land is subject to an overage provision in favour of a former owner. Please contact Hobbs Parker for further information.

Land Registry

The land is registered at Land Registry under Titles K746836 & K180797 (Lot 1) & K558748 (Lot 2).

Sporting Rights

These are in hand and will pass with the sale of the land.

Rights of Way

Lot 1: A bridlepath crosses this lot.

Lot 2: A footpath crosses this lot.

Wayleaves/Easements

The land is sold subject to all rights of way, wayleaves, easements and rights of way whether referred to in these particulars or not.

Land Drainage Rate

The land is not subject to an annual land drainage charge.

Local Authority

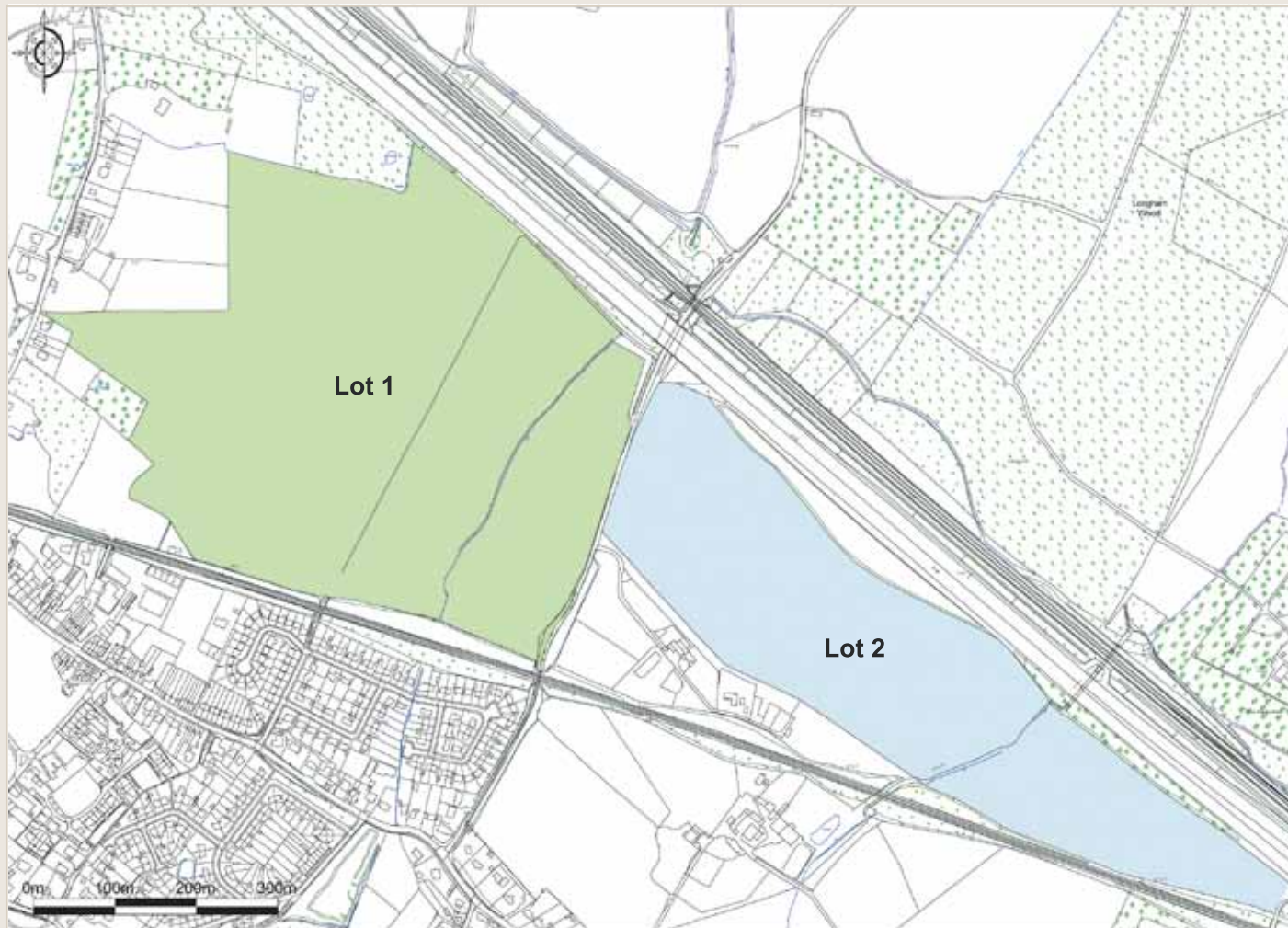
Maidstone Borough Council (01622 602000).
www.maidstone.gov.uk

Viewings

Viewing of the land is on an unaccompanied basis with a copy of these sales particulars. We would ask that those persons viewings the land take care when making your inspection for your own personal safety. **(F2373)**

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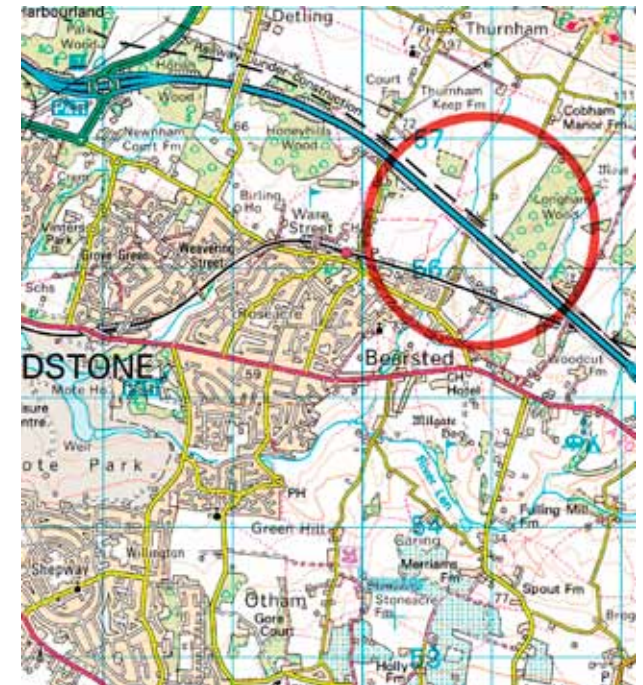
RURAL LAND AND PROPERTY



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Boundary plan for identification purposes only



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Directions

From M20 (Junction 8): Leave Junction 8 and join the A20 heading due west towards Bearsted and Maidstone. Proceed for about 1 mile and take the first right turn into Bearsted village, continue for approximately 0.30 mile and take the first right turn into Water Lane. The land will be found on the left and right hand side of Water Lane just after you have passed under the railway bridge.

The land can also be approached from the west and Junction 8 of the M20 via Bearsted Road and Ware Street.

hobbsparker.co.uk 

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