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Farms and Land

Foxbury Farmland Stone Street Sevenoaks

RURAL LAND AND PROPERTY

Foxbury Farmland

Stone Street, Sevenoaks, TN15 0LT

An attractive mixed farm with productive agricultural land and offering great amenity and sporting potential with mixed land uses, interesting topography and far reaching views across the Kent Downs.

And offering easy access to Sevenoaks, Tonbridge, the M25 and beyond

About 159 acres (64 hectares)

Guide Price for the Whole: £1.56 million

Available as a whole or in two lots



Lot A
Foxbury Farmland West

About 94.81 acres (38.37 hectares)

Guide Price - £890,000

Lot B
Foxbury Farmland East

About 64.00 acres (25.90 hectares)

Guide Price - £670,000



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.

Communications

- Sevenoaks – 5.0 miles
- Tonbridge – 6.4 miles
- A21 – 4.1 miles
- M26 – 5.4 miles

Property Features

- 95 acres of arable
- Mixed woodland including some chestnut coppice
- 14 acres of productive lavender crop
- 8 acres of Cobnuts

Situation

The property is located immediately to the south of the small hamlet of Stone Street which is situated approximately 5 miles east of Sevenoaks. Tonbridge is about 6.4 miles to the south with Tunbridge Wells 15.5 miles further south. There are good road links with the A21 4.1 miles to the west and the M26 5.4 miles to the north east. All of the towns above have main line stations to London Charing Cross.

Foxbury Farm Land

Foxbury Farm is an incredibly attractive and diverse farm situated in an elevated position on the Greensand Ridge with far reaching views over the surrounding Kent Downs.

The arable land has been farmed in a traditional combinable crop rotation and includes a number of temporary grass leys.

The lavender was planted in 2012 and the variety is *Lavandula Angustifolia* "Malette" which is prized for the quality of its oil and has been used by the owners in their business Mitchell & Peach specialising in fragrances and body care products.

The cobnut orchards which are arranged in two blocks, Badger Plat and Durrants Plat, have been farmed commercially by the owners in conjunction with local growers.

Lot A – Foxbury Farmland West

About 94.81 acres (38.37 hectares)

The land comprises about 48.60 acres (19.67 hectares) of arable, 9.96 acres (4.03 hectares) of lavender 3.06 acres (1.24 hectares) of cobnuts, 7.51 acres (3.04 hectares) of grassland 25.62 acres (10.37 hectares) of ancient woodland.

There are a number of access points from Rooks Hill Road and Bitchet Green Road.

Lot B – Foxbury Farmland East

About 64.00 acres (25.90 hectares)

The land comprises about 47.10 acres (19.06 hectares) of arable, 4.18 acres (1.69 hectares) of lavender, 4.97 acres (2.01 hectares) of cobnuts, 2.62 acres (1.06 hectares) of grassland 4.55 acres (1.84 hectares) of woodland.

The land has access onto Stone Street Road and Bitchet Green Road.

General

Method of Sale

Foxbury Farm is offered for sale as a whole, or in up to two lots by private treaty. The sale will be subject to the existing farming agreements. Further details are available from the vendor's agents.

Agreements

There are various formal and informal arrangements in place with third parties and these all terminate before, or on the 29th September 2020.

Services:

Mains water is connected to parts of the land.

Wayleaves, easements and rights of way:

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, towers, stays, cables, drains, communications, water and gas and other pipes whether referred to in these particulars or not.

There is a bridleway through the farm.

Further details are available from the vendor's agents.

Soil Type/Grade:

The majority of the farm has soils which are described as being part of the Stone Street soil series and characterised as well drained coarse loamy soils over sandstone and some very acid sandy soils in woodland. A small part of the farm has soils that are recorded as part of the Malling Soil Association.

The land is classified on the Agricultural Land Classification Maps as Grades II, III and IV.

Basic Payment Scheme

The agricultural land is eligible and registered to receive payments under the Basic Payment Scheme. Entitlements are available by separate negotiation if required.

Schemes

The farm is not currently entered into any countryside stewardship or other such schemes. We consider that there is potential for buyers to consider such schemes in the future.

Designations

The farm is situated in the Kent Downs Area of Outstanding Natural Beauty (AONB) and the Green Belt. Part of the farm is located in a Nitrate Vulnerable Zone (NVZ). A small part of the woodland is designated a Site of Special Scientific Interest (One Tree Hill and Bitchet Common SSSI). Further information on designations is available from the vendor's agents.

Sporting, timber and mineral rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Local Authority

The local authority is Sevenoaks District Council Offices, Argyll Road, Sevenoaks, Kent, TN13 1HG.
01732 227000 (www.sevenoaks.gov.uk).

Viewings

These will be fully accompanied by the agents and strictly by appointment only **Ref: I3993 - F2512 D/E/F**

Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

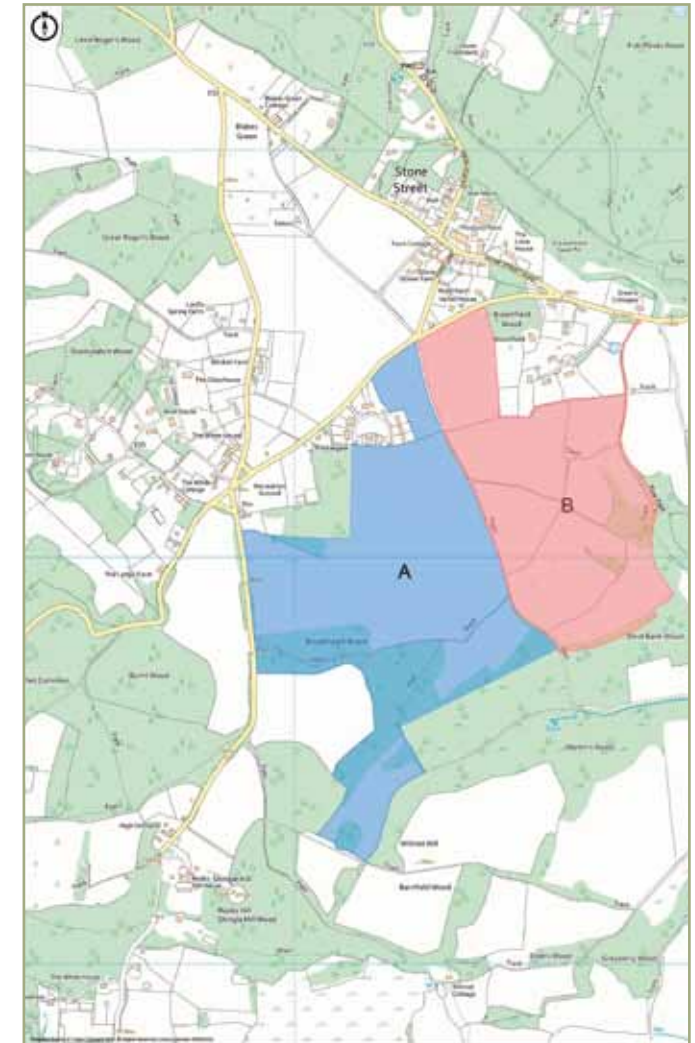


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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

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Boundary Plan for identification purposes only



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