



## ORCHARDS AT PLACE FARM

Between YAUGHER LANE and WARREN LANE | HARTLIP |  
SITTINGBOURNE | ME9 7XE

Guide Price £425,000



**Lambert  
& Foster**



## ORCHARDS AT PLACE FARM, YAUGHER LANE, HARTLIP, SITTINGBOURNE, KENT ME9 7XE

Productive modern trellised Smitten and Gala apple orchards on Grade 1 soils, with dual road frontage on the outskirts of Hartlip, Kent. Extending in all to some to 27.42 acres (11.09 hectares).

SITTINGBOURNE 5.4 MILES | CHATHAM 7 MILES | NEWINGTON RAILWAY STATION 2.5 MILES



### DESCRIPTION

The property comprises 27.42 acres (11.09 Hectares) of productive orchards, including a mixture of established Smitten and Gala apple orchards on trellised wirework. The planted areas are noted as follows:

Gala – 4.7 acres (1.90 hectares)

Smitten – 19.75 acres (7.99 hectares)

The land is classified as Grade I on the DEFRA Agricultural Land Classification Map, and Soilscape describes it as freely draining, lime-rich loamy soils.

### METHOD OF SALE

The land is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

### TENURE

The land is offered freehold with vacant possession on completion.

### MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.



## PUBLIC RIGHTS OF WAY

There are no public rights of way crossing the land.

## 2024 CROP

Depending on the timetable for the sale the Vendors would consider, in addition to the agreed sale price, an ongoing valuation for the work carried out for the benefit of the 2024 fruit crop. Alternatively, holdover would be considered to reserve the right to continue to farm the orchards until post harvest 2024.

## SERVICES

We understand that no services are connected to the land and prospective purchasers should rely on their own enquires with regards to the local availability of any new service connections.

## LOCAL AUTHORITY

Swale Borough Council, Swale House, East Street, Sittingbourne, Kent, ME10 3HT. Tel: 01795 417850.

## DIRECTIONS

The nearest postcode to the property is TN12 ME9 7XE. From Sittingbourne, head west along the A2 for 3.9 miles before turning left onto Mill Lane. Continue along Mill Lane, bearing left onto Dane Lane after 0.4 miles. At the end of Dane Lane, turn right onto Meresborough Lane and then immediately left onto Yaucher Lane. After 0.3 miles the entrance to the land will be on the left-hand side.

## WHAT3WORDS

Using the What3Words app, the entrances to the land are located at:

Yaucher Lane - [///voucher.hurricane.calm](https://www.what3words.com/voucher/hurricane.calm).

Warren Lane - [///drawn.treatable.condiment](https://www.what3words.com/drawn.treatable.condiment).

## VIEWING

Strictly by appointment only. Please contact the selling agent Lambert and Foster's Paddock Wood Office on 01892 832325 Option 3. For more information contact Will Jex or Alan Mummery.

**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 but 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.





**Lambert  
& Foster**



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**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
**Tel. 01892 832 325**  
77 Commercial Road,  
Paddock Wood,  
Kent TN12 6DS

**CRANBROOK, KENT**  
**Tel. 01580 712 888**  
Weald Office, 39 High St,  
Cranbrook, Kent  
TN17 3DN

**HYTHE, KENT**  
**Tel. 01303 814 444**  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe,  
Kent CT21 4HU

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