



Land & Property Experts



THE NEWLANDS FARMLAND
FAVERSHAM ROAD · THROWLEY · FAVERSHAM · KENT ME13 0JW

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<i>Charing</i>	- 2.75 miles
<i>Faversham</i>	- 6 miles
<i>Ashford</i>	- 6.5 miles
<i>Canterbury</i>	- 10 miles
<i>Maidstone</i>	- 14 miles

A well roaded parcel of level arable land situated in the heart of the Kent Downs National Landscape between the villages of Charing, Stalisfield and Throwley.

- 256.58 acres of Grade III arable land.
- The land is considered to have BNG opportunities.
- Five large field enclosures suitable for modern arable farming and very little wastage.
- Most of the land is situated to the west of the Faversham Road with a 34 acre field on the east side.
- Long road frontage and access.
- Adjoining farm buildings available by separate negotiation.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: OIRO £2,500,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
01233 740077 - challock@btfpartnership.co.uk

LOCATION

The farmland is situated in the heart of the Kent Downs National Landscape in an entirely rural yet accessible location. Access is directly from the Faversham Road to the east, Housefield Road to the north and Almhouse Lane to the west side. The property is less than 3 miles north of Charing, 6 miles south of Faversham and 6.5 miles north of Ashford. All provide mainline rail links to London with Ashford providing a high-speed link to central London in 37 minutes. Ashford, Faversham and Canterbury all provide a comprehensive range of facilities and amenities and access to the national motorway network directly onto either the M20 or M2.

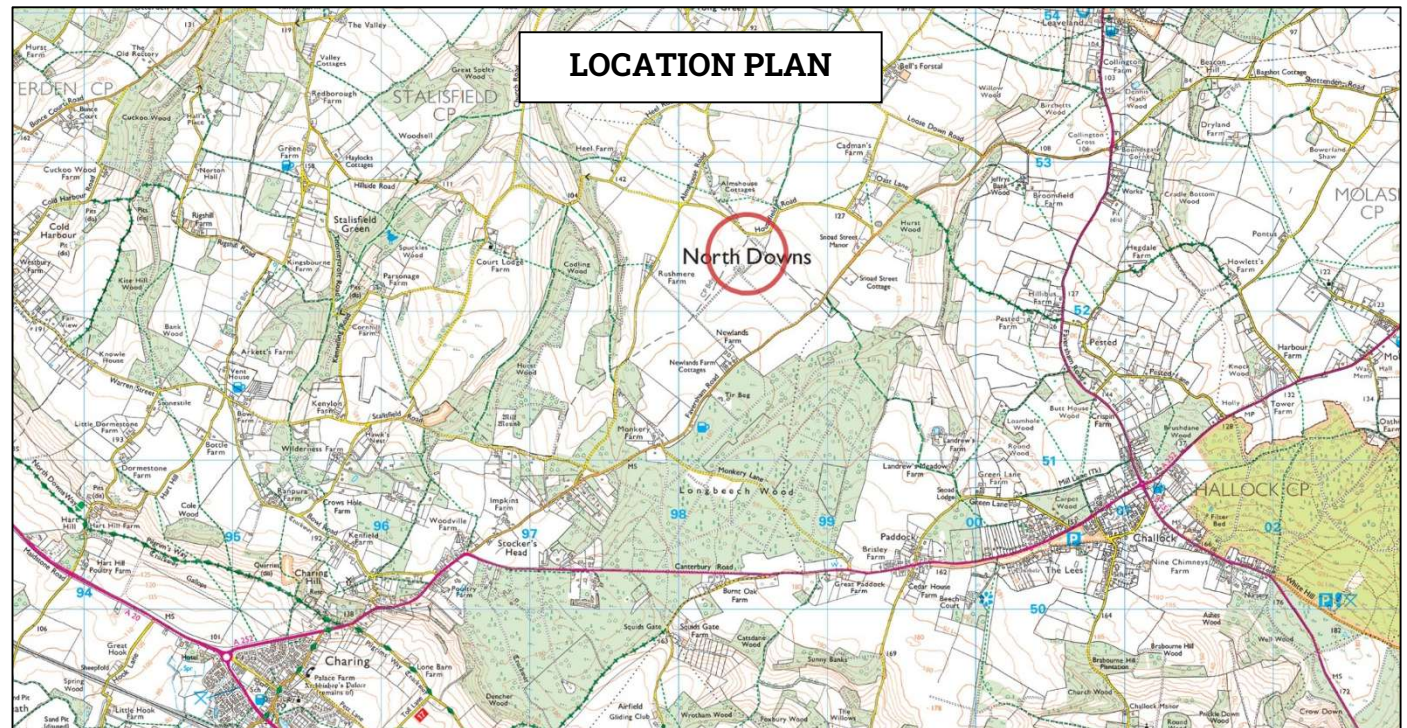
Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

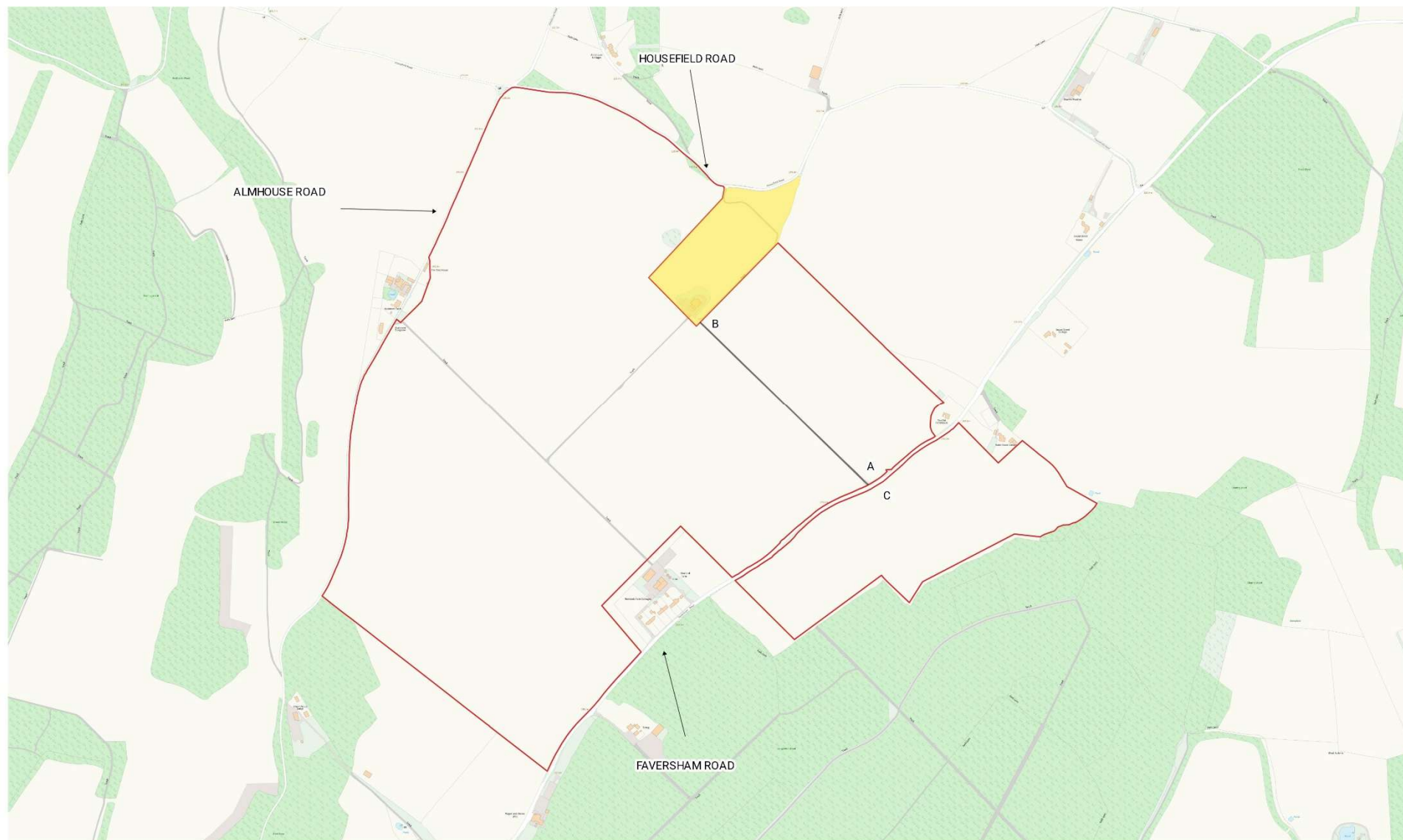
From the A20 roundabout at the bottom of Charing Hill take the A252 to Canterbury and proceed up Charing Hill. At the top of the hill continue straight until the sharp right-hand bend by the garage. Take the left fork onto the Faversham Road and follow the Faversham Road for about a mile. Past the Wagon & Horses pub where the land is found on the right and left of the road. The recommended access gateways for viewing are at points A & C on the plan.

WHAT 3 WORDS

Faversham Road Access Gate - [///wanted.parkland.fondest](http://www.wanted.parkland.fondest)











ACREAGES

The land extends to approximately 256.58 acres. These acreages are taken from Land App for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

SERVICES

There are no services directly connected to the property. A water supply pipe crosses the property to connect to the buildings that are also for sale adjoining.

SPORTING RIGHTS

The Sporting Rights are in hand and pass with the sale of the Freehold.

NATURE BASED SOLUTIONS

It is considered that the land offers Natural Capital opportunities with scope under the Environmental Land Management system and of other nature based solutions including a possible BNG management plan.

ACCESS

There are access gateways from the Faversham Road & Almshouse Lane.

NEIGHBOURING PROPERTY

Please note that an adjoining property (highlighted yellow on the Boundary Plan) is also for sale. This comprises farm buildings which are in third party ownership. Further details upon request.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole. The Vendor reserves the right to offer the land by Formal or Informal Tender or auction at a later date.

LOCAL AUTHORITIES

Swale Borough Council, East Street, Sittingbourne, Kent ME10 3HT

Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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 fittings.

RIGHTS OF WAY

There is a public bridleway crossing the far eastern boundary. There is a right of way benefitting the neighbouring land & buildings (also for sale) along the track A-B from the Faversham Road access.

CURRENT FARMING

The land has been in an arable rotation for over 25 years, with the cropping history available per field from the selling Agents upon request. The rotation has included Winter Wheat, Winter Barley, Winter Beans and Spring Barley since 2020. The cropping for harvest 2025 is Winter Wheat (Extase & Mayflower) and Winter Barley (Cassia).

EARLY ENTRY

This may be available after exchange and prior to completion at the Vendors discretion.

TENURE

The land is to be sold freehold and is registered under part title number K268187. The Office Copy Entries & Title Plan is available from the selling agents on request.

PHOTOGRAPHS

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

VIEWING

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 Richard Thomas on the contact details below.

FENCING AND BOUNDARIES

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

BTF Partnership

Canterbury Road, Challock, Ashford

Kent TN25 4BJ

Tel: 01233 740077

Email: Richard.thomas@btfpartnership.co.uk

GUIDE PRICE

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