



Land at Bog Farm

| Smeeh, Kent

| **Carter Jonas**

Land at bog farm Smeeth Kent TN25 6RY

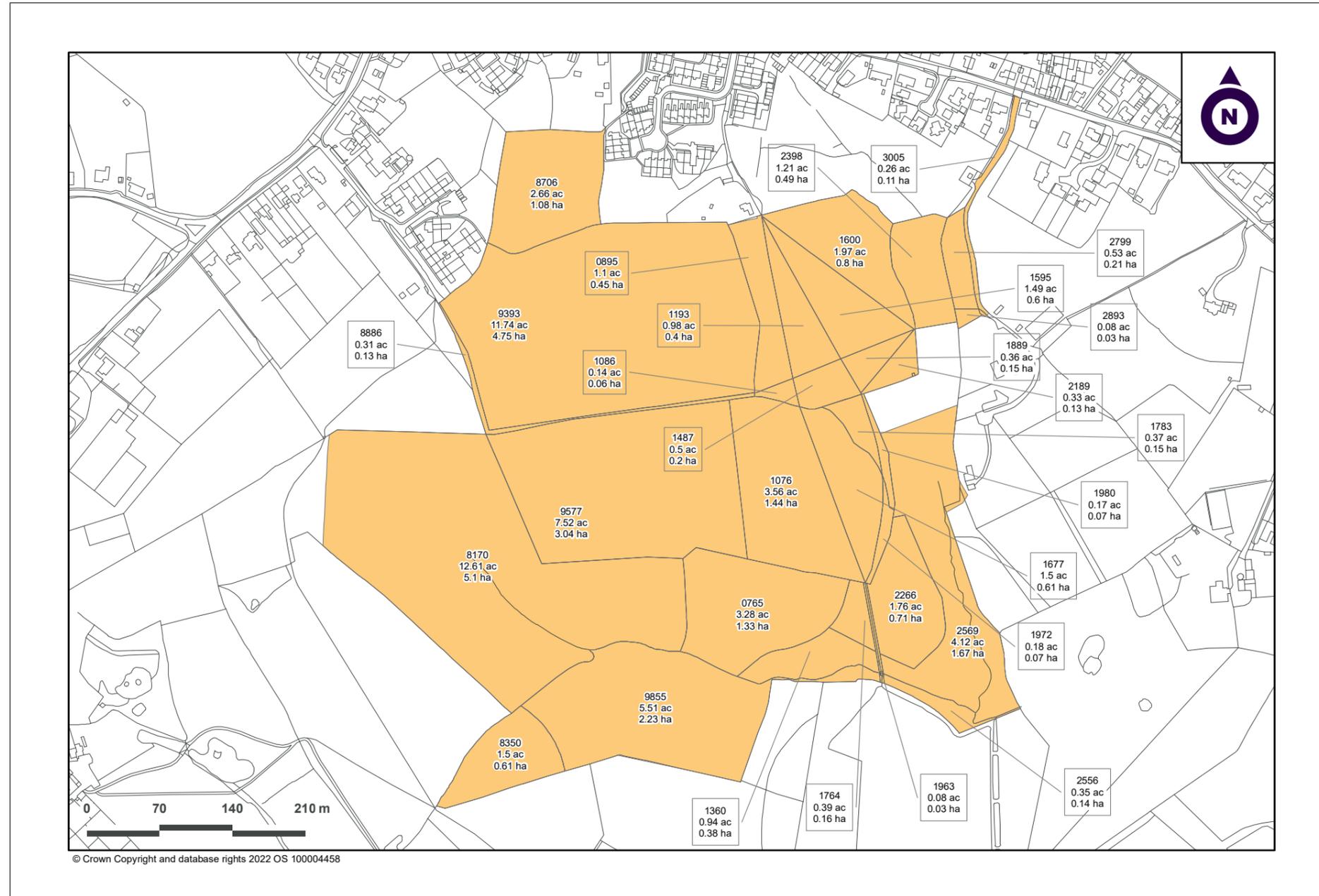
A ring fenced parcel of land including undulating pasture and mature woodland.

The land at Bog Farm comprises a ring fenced block of permanent pasture located to the south east of the village of Smeeth. With some areas of mature broadleaved woodland and a stream to the east the land could be suitable for grazing as well as a variety of amenity and habitat led uses.

In all extending to about 67.51 acres (27.32 hectares).

For sale by Private Treaty as a whole.

Carter Jonas



Land

Providing a useful block of grazing, the property comprises gently sloping permanent pasture and mature woodland in a single parcel. Lying to the south of the village of Brabourne Lees and open countryside rolling down to the M20 to the south, it has recently been used for livestock grazing. It is classified as Grade III on the Agricultural Land Classification Maps. The soil is further described as being freely draining slightly acid loamy soils suitable for arable and grassland so is well suited to its current use.

Additional Information

There are a number of restrictive covenants on the land pertaining from previous ownerships. These include no temporary dwellings. The land may also not be used for a noisy trade manufacture business, for retailing wines spirits or beer or for the burning of earth clay or lime.

Method of Sale

For sale by private treaty as a whole.

Tenure & Possession

Freehold with vacant possession available upon completion.

Basic Payment Scheme

Any Basic Payment Scheme entitlements are not included within the sale.

Environmental Schemes

The land is not included within any Environmental Stewardship Schemes.

Designations

The property is situated in the River Great Stour surface water Nitrate Vulnerable Zone (NVZ).

Wayleaves, Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes whether specifically referred to or not. There are a number of rights of way crossing the land at Bog Farm.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility.

Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale where available.

Local Authority

Ashford Borough Council
www.ashford.gov.uk

Viewings

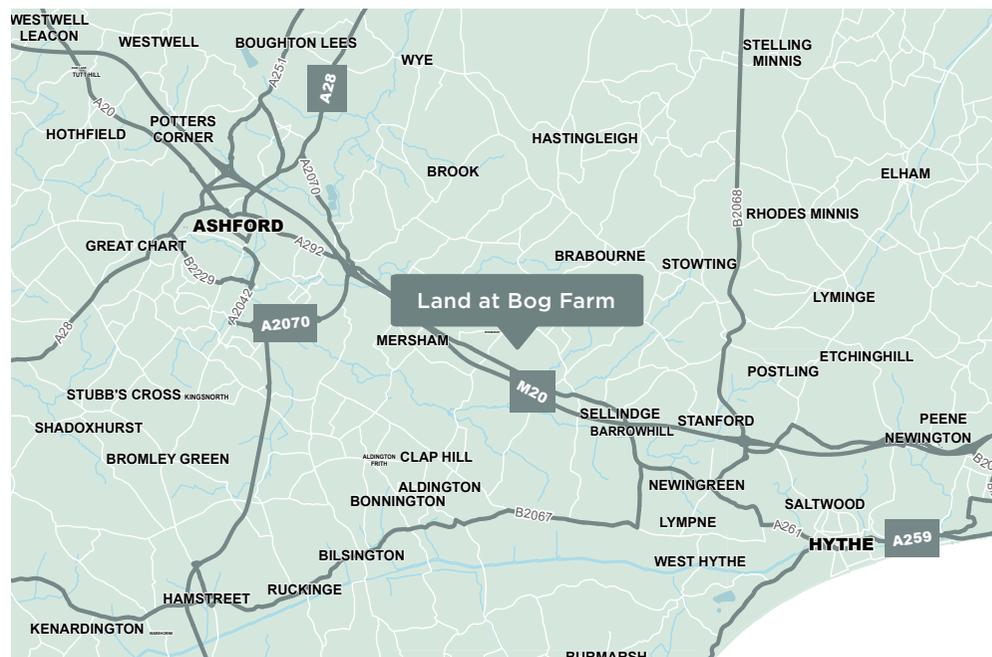
Interested parties may view the property unaccompanied and with details to hand, upon prior notification to the selling agent.

Directions

To Bog Farm, TN25 6RY:
From the A20 at Ashford, turn off at Junction 9 and take the second exit for the A20, Hythe Road. Stay on this road for circa 0.5 miles then turn left into Church Road towards Smeech. Then take the first right into Caroland Close. The track to the land is between a driveway to a private house and a car park for the surrounding houses. The track is marked by a public footpath sign.



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Important information

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