

**FOR SALE BY  
INFORMAL TENDER  
CLOSES FRIDAY 20TH NOVEMBER**

**HOBBS • PARKER**  
Farms Land & Estates



## Otterpool Manor Farmland Sellindge, Ashford, Kent TN25 6DB

The opportunity to purchase productive and easy working Grade 2 arable farmland either as a whole or in 5 lots together with a parcel of permanent pastureland with road frontage to the A20. All the land is situated in a highly convenient location with excellent surrounding road links.

**In all about 357.00 acres (144.472Ha)**



### Lotting Summary and Guide Prices

#### Lot 1

About 51.70 acres (20.922Ha).  
Guide Price - £440,000 - £490,000

#### Lot 2

About 127.50 acres (51.598Ha)  
Guide Price - £1.15m - £1.30m

#### Lot 3

About 52.40 acres (21.205Ha).  
Guide Price - £450,000 - £500,000

#### Lot 4

About 47.85 acres (19.364Ha).  
Guide Price - £430,000 - £480,000

#### Lot 5

About 37.55 acres (15.196Ha).  
Guide Price - £330,000 - £370,000

#### Lot 6

About 40.00 acres (16.187Ha).  
Guide Price - £200,000 - £250,000





## Method of Sale

The land is being offered for sale by Informal Tender closing at 12 noon on Friday 20 November 2015. Tenders, in the form of "Best & Final Offers", are invited for the whole or individual lots or a combination of lots and must be submitted using the tender form provided. This tender form must be completed in its entirety. Tender forms and conditions of sale are available from either Hobbs Parker or Elgars.

## Exchange of Contracts

It is intended that exchange of contracts will take place within 4 – 6 weeks of close of tenders, with completion to follow shortly thereafter.

## Situation

Otterpool Manor Farm is situated adjoining and just off the A20 to the east of the village of Sellindge. Ashford, Hythe and Folkestone are all easily accessible via the A20. Junction 11 of the M20 is just over 1.5 miles to the east while Sandling Station is about 2 miles. Aldington village is about 3 miles to the west and Lympne village is less than a mile to the east.

## Background

The property has been in the sellers family for many years. Until approximately 1998 the farm was run as a mixed arable and sheep enterprise. Subsequently the land has been almost entirely farmed with arable crops as it is today and generally on a winter wheat and oil seed rape rotation. The permanent pasture is grazed with sheep.

## Particulars of Sale

### Lot 1

A parcel of arable land which is sold with the benefit of a right of way to the south of Otterpool Manor Farmhouse and buildings as identified on Plan 2 attached.

### Lot 2

A large parcel of arable land with gated access off Otterpool Lane and a right of way over the entrance road to Port Lympne Zoo visitor car park along the southern boundary.

### Lot 3

Arable land with road frontage and gated access off the Aldington to Lympne Road (B2067) to the south.

### Lot 4

A single parcel of arable land with access and frontage to the Aldington to Lympne Road (B2067).

### Lot 5

A parcel of arable land with frontage and access to the A20, Ashford to Hythe road to its northern boundary, currently cropped with maize.

### Lot 6

A parcel of permanent pastureland with frontage and gates access to the A20 to the north and to Otterpool Lane to the west.

## Tenure/Possession

All the land is freehold and vacant possession will be granted on completion.

## Boundaries

### Lots 1 & 2

a) The sellers are retaining 2 parcels of land to the north and south of the farmhouse and farm buildings.

Boundary stakes have been placed in the north west and south west corners (points X and Y) of each parcel. The sellers will be responsible for the erection and future maintenance of stockproof fences along newly created boundaries within 6 months of completion.

b) A parcel of land close to the northern boundary of Lot 1 to the west of Humble Bee Cottage is being retained to the west of the poplar trees. The sellers do not intend to fence this area and will consider renting this to the successful purchaser on an annual or Farm Business Tenancy agreement.

c) A small part of the land in the eastern most corner of Lot 1 does not belong to the sellers, having been acquired for road improvement works. This land is currently rented by them and may be available to be rented by the successful purchaser subject to reaching agreement with the landowner.

### Lot 3

The trackway running along the western boundary of Lot 3 is included in the sale (see Rights of Way below).

## Rights of Way

### Lot 1

a) This lot will be sold with the benefit of a right of way over a new entrance track to be created by the sellers to the south of Otterpool Manor Farmhouse and Farmbuildings. This will be constructed by the sellers to a width and standard appropriate for large agricultural machinery and equipment. The approximate route of this new roadway is shown coloured red hatched on Plan 2 attached.

b) A temporary right of way for a period of 1 year will be granted past the farmhouse and through the farmyard as shown coloured blue on Plan 2 until such time as the construction of the new roadway has been completed.

c) The sellers will be retaining ownership of the internal farm road that divides Lots 1 and 2 running from the farm buildings in a westerly direction towards Harringe Brook Woods which are being retained. The purchaser of Lot 1 will be granted a right of way over this track for access to Lot 1.

### Lot 2

The right of way serving Lot 1 to the south of the farm buildings will be available, if required to the purchaser of this lot.

### Lot 3

A right of way will be reserved to Harringe Brook Woods over the trackway that runs along the western boundary of this Lot.

### Lot 6

Upper Otterpool House has the benefit of a right of way over the entrance drive crossing Lot 6.

## Footpaths

A single footpath crosses Lots 2, 3 and 4 between Otterpool Lane and the Lympe to Aldington Road (B2067).





## 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.

## Environmental Stewardship Scheme

The existing 5 year Environmental Stewardship Scheme ends on 30th November 2015.

## Statutory Land Designations

The majority of Lot 6 is designated as SSSI

## Basic Payment Scheme Entitlements

The entitlements are currently held by one of the joint sellers who has submitted a 2015 claim for basic payment. These are excluded from the sale in respect of all lots but will be available by separate negotiation following completion to the successful purchaser/purchasers for permanent transfer in early 2016.

## Land Classification/Soil Type

The land classification map for England and Wales shows the majority of the land as being Grade 2 with possibly a small area of Grade 3 on the eastern boundary of Lot 5.

The soils are described in the soil survey of England and Wales as being mainly of the Highfield 2 Series (571C), with small parts possibly being of the Wickham 1 (711E) and Brockhurst 2 (841E) series.

Interested parties are advised to carry out their own investigations to satisfy themselves as to the accuracy of this information.

## Land Drainage Rates

Land drainage rates are not payable on any of the land as far as the sellers are aware.

## Plans and Acreages

a) Please note that the plans on these sales particulars are produced for identification purposes only and interested parties are reminded that the property is sold in accordance with the sellers' Land Registry plans. Interested parties should satisfy themselves as to the location of external or internal boundaries prior to submitting an offer.

b) The acreages quoted on these particulars have been measured using Landmark Promap software based on the sellers' Land Registry Plans. These are for guidance only and are given without responsibility. The intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the area of each lot.

## Land Registry

The land is registered at Land Registry under Title No. K864795 (Lots 1 & part Lot 2) and Title No. K864794 (Part Lot 1, Lots 2, 4, 5 and 6).

## Rights of Way/Easements

The property is sold subject to and with the benefit of all existing covenants, wayleaves, easements and

rights of way whether they are mentioned in these particulars or not.

## Sporting Rights

These are in hand in respect of all lots. However, the sellers would be keen to discuss future arrangements with the successful purchaser(s) as they would like to maintain the small shoot that they have been running.

## Special Note

### Lot 2

Interested parties should be aware that there is a concrete chamber located about 100m south of Point Y on the sale plan which the sellers believe dates back to when the land was used as part of an air field.

### Lot 3

The stack of extracted timber adjoining the northern boundary is excluded from the sale and will be removed within 6 months of a sale completing.

## Ingoing Valuation

An ingoing valuation may be payable by the purchasers. Further information will be available prior to close of Tenders.

## Photographs

The photographs on these particulars were taken in September 2015.

## Viewings

Viewings are allowed during daylight hours with a copy of these sales particulars. **(Ref: F2382).**

## Solicitor

The solicitor acting on behalf of the sellers is:

Mr. Jeremy Burke of Girlings  
Stourside Place, 4 Station Road,  
Ashford, Kent TN23 1PP.  
Tel 01233 647377. Email: jeremyburke@girlings.com.

## Local Authority

Shepway District Council – 01303 853000  
(shepway.gov.uk)

Natural England – tel. 0845 6003078  
(naturalengland.org.uk)

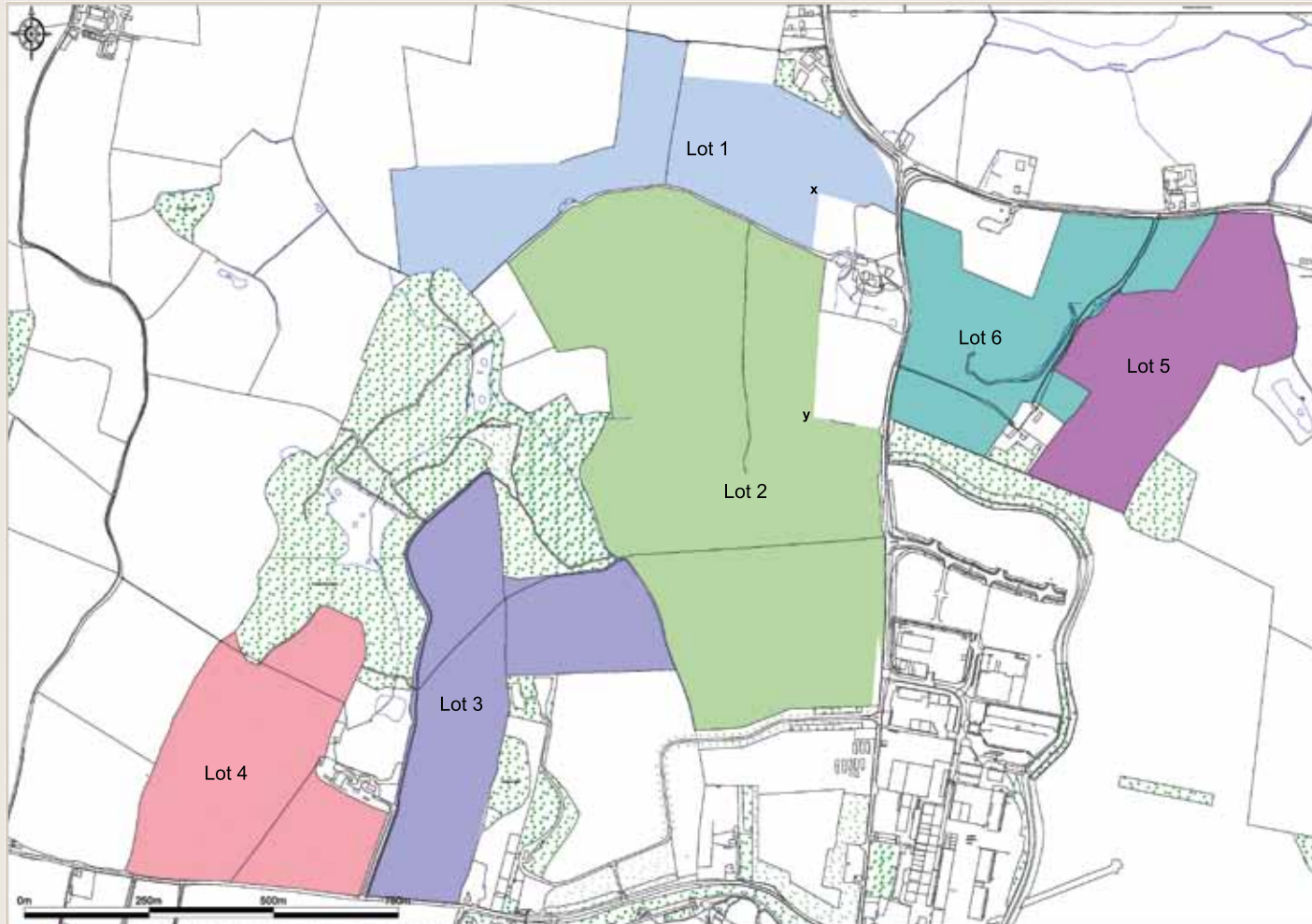
## Joint Agents

### Hobbs Parker Estate Agents and Property Consultants LLP

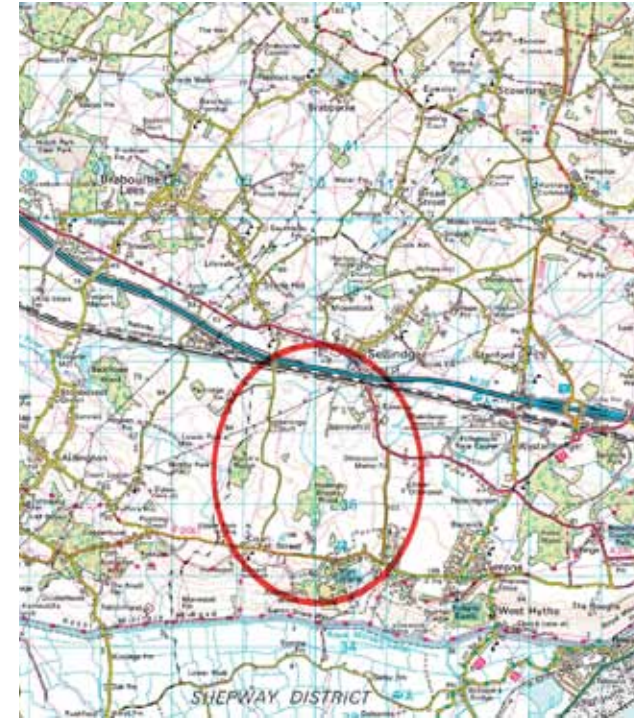
Tel: 01233 502222 or email  
james.hickman@hobbsparker.co.uk or  
jon.rimmer@hobbsparker.co.uk.

### Elgars

Tel. 01227 720557 or  
email: m.allen@elgars.uk.com or  
n.wells@elgars.uk.com



Location plan for identification purposes only



© Crown Copyright 2015 All rights reserved. Licence No: 100003688

## Directions

**From Ashford/M20 (Junction 10):** Leave Junction 10 and head due south east on the A20 towards Hythe/Folkestone, continue on until reaching Sellindge and pass through the village. Proceed for a further half a mile and take the right turn into Otterpool Lane where the land will be found after a short distance on the right and left hand sides. The land has further road frontages to the A20 (Lots 5 & 6) to the east of the farm and to the Aldington to Lympe Road (B2067) (Lots 3 & 4) to the south west of the farm.

**Junction 11 of the M20** is about 1.5 miles to the east.

**HOBBS • PARKER**  
Farms Land & Estates



## Ashford Office

Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506223

## Tenterden Office

9 The Fairings  
Oaks Road  
Tenterden TN30 9QX  
01580 766766