

**SITUATION:** Bower Farmland is located in the village of Molash with frontage to the A252 Charing to Canterbury road. The land has excellent access from all directions with the Cathedral City of Canterbury some 10 miles to the east, the market town of Ashford 8.5 miles to the south west and Faversham with its connections to the M2 motorway, 6.5 miles to the north.

**DESCRIPTION:** The land is located in the Kent Downs Area of Outstanding Natural Beauty and comprises two easy working large arable fields which are gently undulating with long road frontages to both the Canterbury Road along its southern boundary and Shottenden Lane along its eastern boundary. The land is classified on the Defra website, as Grade III and Soliscape describes it as a slightly acidic loamy and clay soils, offering flexible options for arable and grassland rotations.

The land is currently fallow, awaiting Spring cropping.

**NOTE:** There are two public footpaths which cross the land, indicated on the sale plan.

**SERVICES:** A metered water supply is connected to the land.

**METHOD OF SALE:** Bower Farmland is offered for sale by Private Treaty as a whole.

**TENURE:** The land is sold with vacant possession on completion.

**BASIC PAYMENT SCHEME:** 55.6338 Hectares of Basic Payment Scheme Entitlements are included in the sale, which will be transferred on completion.

**STEWARDSHIP SCHEMES:** Part of the land (0.56 Hectares) is subject to a Higher Tier Countryside Stewardship (HLS Scheme) due to expire on 31/12/2029. The purchaser will purchase in the full knowledge of the scheme and will take on and comply with the scheme from completion. The vendors will retain any HLS payments, payable to the completion date.

**DESIGNATIONS:** Bower Farm is located in an area of Outstanding Natural Beauty and within a Nitrate Vulnerable Zone (NVZ).

**SPORTING AND MINERAL RIGHTS:** All sporting and mineral rights are included in the freehold.

**OVERAGE:** The land is sold subject to the vendors retaining a Retention of Future Development Value Clause in respect of the land shown hatched on the sale plan, being the frontage to Canterbury Road. The vendors will reserve 30% of any increase in value, in the event of any non agricultural or non equestrian development, on the land within a 30 year period from completion.

**LOCAL AUTHORITY:** Ashford Borough Council, Civic Centre, Tannery lane, Ashford TN23 1PL. Telephone 01233 331111.

**DIRECTIONS:** From Canterbury City Centre, head west on the A28 and at Chilham fork right on to the A252 towards Charing. As you enter Molash village, the land will be seen on your right hand side marked with our for sale board.

**VIEWING:** By prior notification to the selling agent's Paddock Wood office, 01892 832325. Contact Alan Mummery or Will Banham.

**WHAT3WORDS:** Using the What3Words app, the gated access is situated at relate.rival.eradicate.

**VACANT POSSESSION:** On completion.

**WAYLEAVES, EASEMENTS AND RIGHTS OF WAY:** The property is subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains water and gas and other pipes whether referred to in these particulars, or not.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

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Guide Price: **£1,275,000**

A ring fenced block of Grade III arable farmland in two fields, extending to 137.5 acres (55.64 hectares)
IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property and/or their agents 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 Property Misdescriptions Act 1991, 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