

The
Linton Park
Estate

THE LINTON PARK ESTATE HEATH ROAD, LINTON, MAIDSTONE, KENT, ME17 4AJ

A jewel in the heart of the Garden of England

*“There is one mansion ‘neath the hill’s high crest
that rears its head superior to the rest,
An ancient structure, yet it firmly stands,
And up the brow, the rising view commands”*

Lines from the poem “Linton” by William Brent 1825

Maidstone 4 miles, Ashford International Station 21.8 miles (London Victoria 45 minutes), Gatwick and M23 (J10) 40.8 miles, Central London 44 miles

- Grade I listed country house with twelve bedrooms, six main reception rooms, garden rooms, billiard room, catering kitchen, wine cellar and domestic offices on garden floor
- Long private drive, magnificent listed gardens and parkland with lake and cricket pitch
- Coach House with flat above and 16 further residential properties providing a considerable income
- About 440 acres (178 ha) in total
- For sale as a whole or in three lots

LOT 1A – LINTON PARK

- Grade I listed
- Six principal reception rooms
- Twelve bedroom suites
- Outstanding gardens and grounds listed Grade II*
- Attractive Grade II listed lodge cottage
- Coach House with flat above
- Outstanding Grade II* listed parkland with lake and cricket pitch
- About 173.53 acres (70.22 ha)

LOT 1B – NORTH LODGE

- About 0.53 acres (0.22 ha)

LOT 1C – SOUTH LODGE

- About 0.16 acres (0.06 ha)

LOT 1D – PARKLAND, WOODS & FARM BUILDINGS

- About 79.96 acres (32.36 ha)

LOT 1E – PARKLAND, WOODLAND & THE CRICKET PITCH

- About 61.48 acres (61.48 ha)

LOT 2 – THE RESIDENTIAL PORTFOLIO

- A portfolio of 14 houses and cottages let on ASTs or service occupancies
- About 28.29 acres (11.42 ha)

LOT 3 – A PARCEL OF ARABLE AND WOODLAND

- About 96.41 acres (39.03 ha)



SITUATION

The Linton Park Estate is situated in a strategically convenient location with excellent road and rail access to London.

Regular commuter services from Marden station (4.25 miles) run to London Bridge, Waterloo and Charing Cross in 50 minutes. Ebbsfleet International (22 miles) provides Eurostar services to Paris, Brussels and beyond. The M20 (Junction 8) gives fast access to the M25, Gatwick and Heathrow. London (Canary Wharf) is 40 miles away and Biggin Hill private airport is only 30 minutes away. The town of Maidstone is four miles away.

There is an excellent range of schools nearby, both state and independent. These include Boughton Monchelsea Primary School, Sutton Valence Preparatory and Senior Schools, Tonbridge School, Kings Canterbury, Dulwich School, Cranbrook School and grammar schools in Maidstone.

Sporting and leisure facilities in the area include golf at a number of nearby clubs, including Chart, The Ridge and The Weald of Kent. There are idyllic walks along the network of footpaths in the surrounding countryside.





HISTORY

Linton Park, formerly Linton Place or Linton Hall, is a large 18th century country house in Linton, Kent. The house sits in a prominent location part way down a south facing slope, which provides excellent views over the Weald of Kent and beyond. The gardens close to the house contain formal walks laid out in 1825 with specimen trees planted then and later.

The house is Grade I listed and the garden and Park are listed Grade II*. Other buildings and structures in the Park are also Listed.

From the late 14th century, or possibly earlier, a house by the name of Capell's Court stood on the site of Linton Park. It took its name from a family of local landowners named de Capell, who held the property from the late 14th century, or possibly earlier, to the mid-15th century. It was then sold to the Baysden family who held it until the late 16th century, when it was sold to Sir Anthony Mayney. Mayney's grandson sold the estate to the judge Sir Francis Wythen. Wythen's daughter, Catherine, inherited the estate and, following her second marriage to Brigadier General Sir George Jocelyn, the estate was sold to London merchant Sir Robert Mann.

Around 1730, Mann demolished Capell's Court and built the first part of the present house. On his death in 1751, the house passed to his son Edward Mann and in turn to Edward's brother the diplomat Sir Horace Mann. Sir Horace Mann had taken the name of the estate as his territorial designation when made a baronet in 1755, but was permanently resident in Florence. Sir Horace Mann was a friend and long-time correspondent of Horace Walpole. After a visit to Edward Mann at Linton in 1757, Walpole wrote to Sir Horace in Florence saying that 'the house is fine and stands like the citadel of Kent; the whole county is its garden'. On the death of Sir Horace in 1786, the baronetcy and the house passed to his nephew, Sir Horatio Mann MP, of Boughton Place in nearby Boughton Malherbe.

Sir Horatio died in 1814 and the house was inherited by James Cornwallis, Bishop of Lichfield, who was the widowed husband of Sir Horatio's older sister Catherine. Cornwallis became the fourth Earl Cornwallis on the death of his nephew. The estate then passed to his son James, the fifth Earl for whom, in 1825, the house was enlarged to its current size by Thomas and William Cubitts. The Cubitts' alterations included adding a third storey to the original house and building two-storey wings four bays wide on each side. The house was also refinished with stucco render. Its hipped roof is covered with slates.









On James's death the property was inherited by his daughter Julia. In 1862, she married William Amherst, Viscount Holmesdale.

By 1888, the estate was in the possession of Fiennes Stanley Wykham Cornwallis MP (created first Baron Cornwallis in 1927) grandson of the fifth Baron Cornwallis's other daughter, Jemima Isabella Mann. He owned the house until his death in 1935. His first son was killed in an IRA ambush in County Galway in 1921, so the Baron was succeeded by his second son who sold the house in 1937 and it became the property of Olaf Hambro, a member of the Hambro banking family. Following the death of Hambro in 1961, the house was sold to the Daubeny family. The house and its nearest surrounding lands were sold to the Freemasons in 1974 and passed through a number of hands before the current owners purchased it in 1985.





THE LINTON PARK ESTATE LOT 1A: LINTON PARK

The house sits in a landscape of parkland, woodland and farmland, part way down a south facing green sand slope overlooking the valley of the River Beult and the Weald of Kent.

The entrance to the estate is on the northern boundary, adjacent to the listed North Lodge. Gates open to a drive which initially curls through a small wooded area interspersed with rhododendrons, before opening out into the parkland and descending due south through parkland studded with fine trees and between a wide avenue of beech trees. As you leave the parkland and enter the gardens which surround the house this becomes an equally fine lime avenue and first glimpses of the house can be seen. As you approach the fine north façade of the house the drive culminates in a circular gravelled turning and parking area around a lavender fringed island with flower borders and central statue.

A better description of the approach to Linton Park was written by Christopher Hussey in the first of two articles published in *Country Life* which he wrote when the property was in the ownership of Olaf Hambro. He describes the drive to the house "*it is approached over the crest by a wide and magnificent beech avenue. Suddenly the ground drops, the beeches give place to tall elms (now lime), and you see the house below you, with the blue expanse of the Weald stretching, for a moment, beyond and above it. It is a breath-taking glimpse, then it is hidden as the car follows the approach down to the front door, and you do not see the great view again until you come out on the Terrace along the south front. Then you find yourself at the head of a tremendous flight of stone steps descending a grass amphitheatre to a formal layout at the level of the park. If it is a bright spring day the white house gleams against the cloudless sky and background of evergreens, there is a wisteria cascading over the porticoes and the air is sweet with the scent of magnolias*".







The original house, designed by Robert Mann, is seven bays wide with a break front and this was extended for the fifth Earl Cornwallis, by Thomas and William Cubitt. The Cubitts' alterations adding a third storey to the original house and building two storey wings of four bays wide on each side. The north or entrance front is at ground level however as the house is built into the slope this is effectively first floor level along the southern front. The garden floor below has large windows opening onto the southern terrace.

When the house was acquired by the current owners it had suffered many years of neglect and required considerable renovation and restoration throughout. This has been lovingly carried out to preserve and where necessary recreate the features of the original house. The house has magnificent fireplaces, plaster work and craftsmanship of the highest quality. The magnificent sash windows nearly all have working shutters.

The entrance to Linton Park is on the north facade through a single storey portico and double doors into a fine entrance hall. This leads on to east and west ante rooms which run almost the entire length of the house with a fine staircase at the western end. Doors from the ante rooms open into the magnificent salon, dining room and morning room. These three magnificent reception rooms run the entire length of the southern front. Each room has floor to ceiling sash windows which command spectacular views out over the gardens, park and the Weald of Kent beyond. They are linked by large double doors and provide an unrivalled enfilade of entertaining space. The morning room leads on to a delightful library with bookcases on all walls and a hidden door which leads back to the staircase hall where there are cloakrooms and a charming panelled study.

























From the entrance hall there is a door leading to a further cloak room, lift lobby, utility room and family kitchen/breakfast room which looks out over the gardens to the east of the house.

The fine cantilevered staircase leads to the first floor where a wide landing runs the length of the house leading to four bedroom suites on the south side and four on the north. A secondary staircase leads to the second floor which provides a further four fine bedrooms all with potential en-suite bathrooms and a sitting room with wonderful southern views over the Weald and surrounding parkland.

The secondary staircase leads down to the garden level where rooms have high ceilings and large windows with those on the southern front having French doors out onto the wide terrace. A wide central passage way gives access to a large summer room, commercial kitchen, garden room, estate office and vaulted room. Along the northern front the rooms include a billiard room, cloakrooms, staff room, lift lobby, various store rooms, and a substantial boiler room with oil fired boilers.

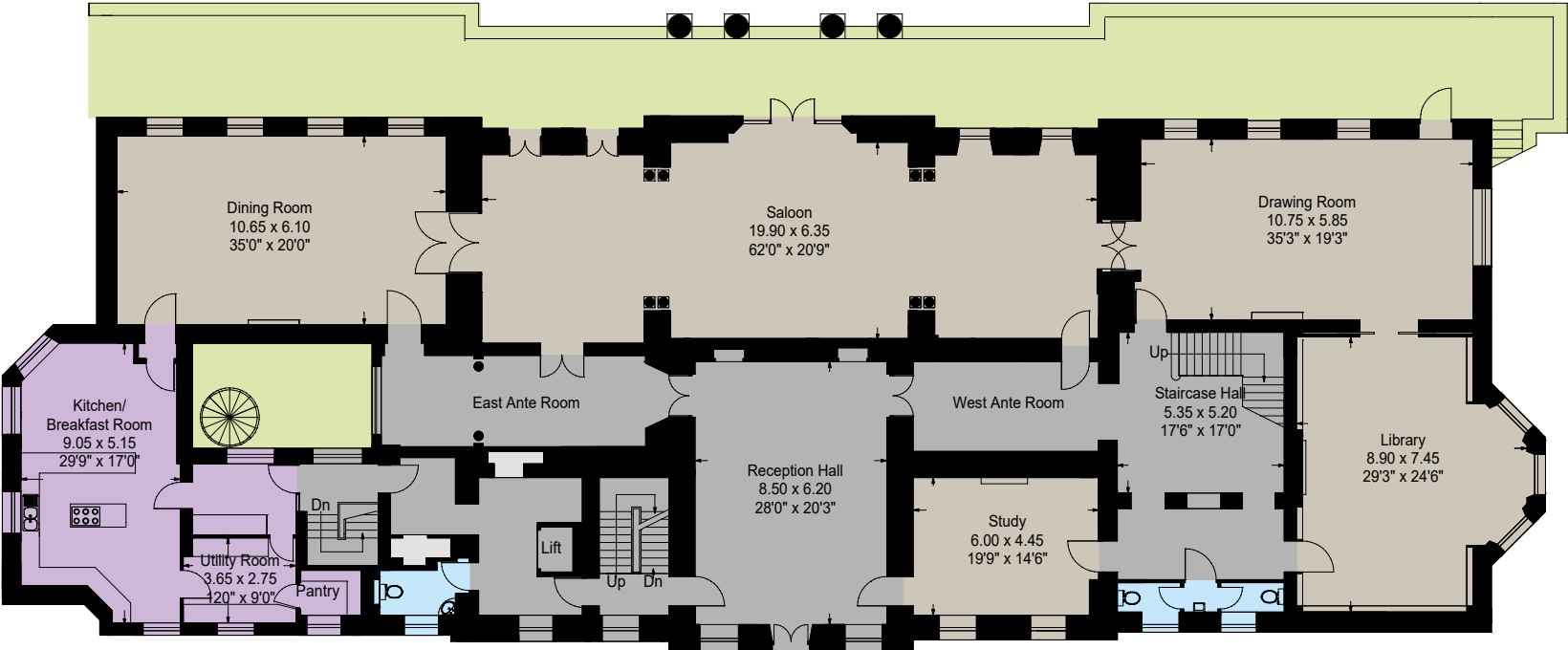
A back door at the eastern end of the garden floor gives access to a substantial hidden parking area accessed by a spur from the main drive and benefitting from three Podpoint electric car charging units. From the basement stairs lead down to a small cellar with wine bins around the walls and a separate small store room.



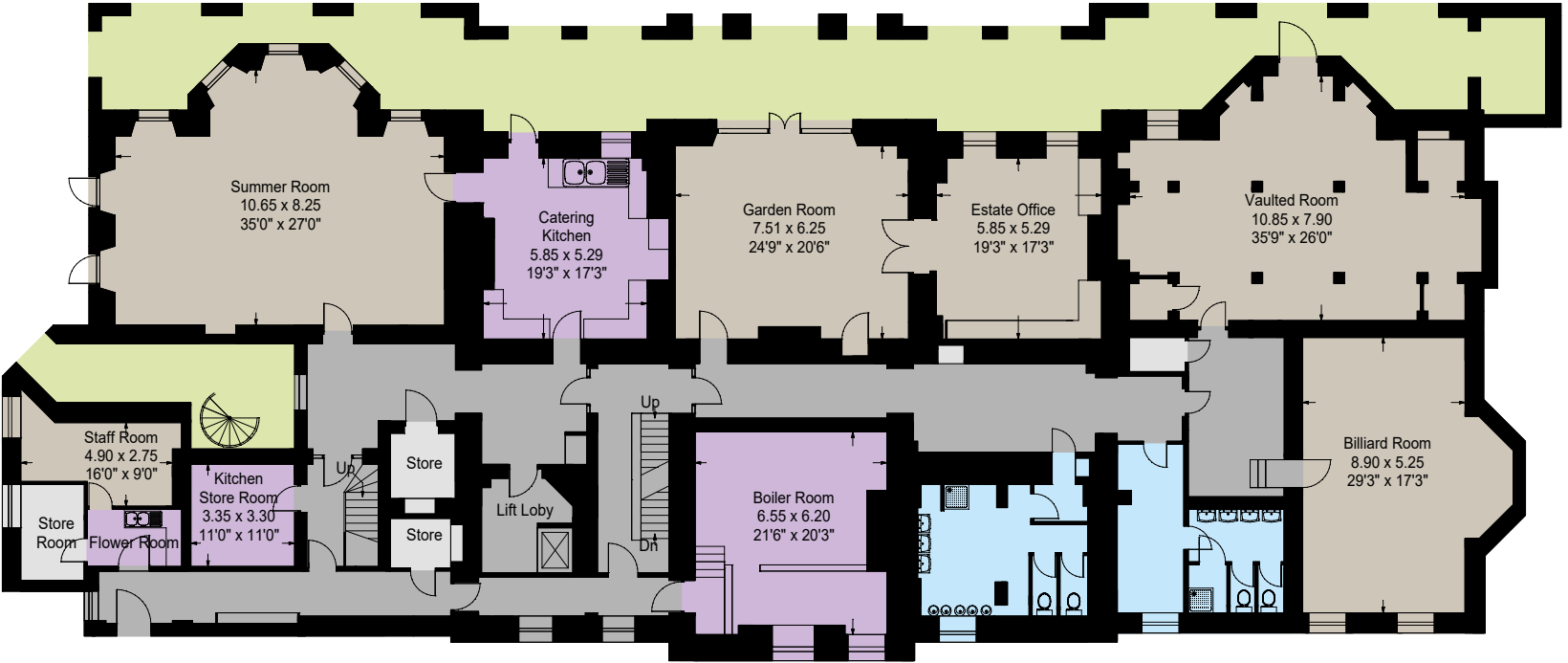




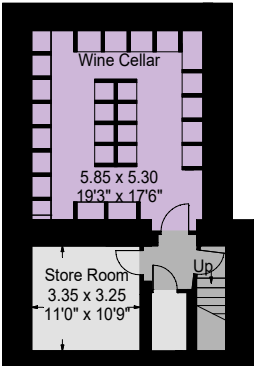
LINTON PARK ESTATE



GROUND FLOOR



GARDEN FLOOR

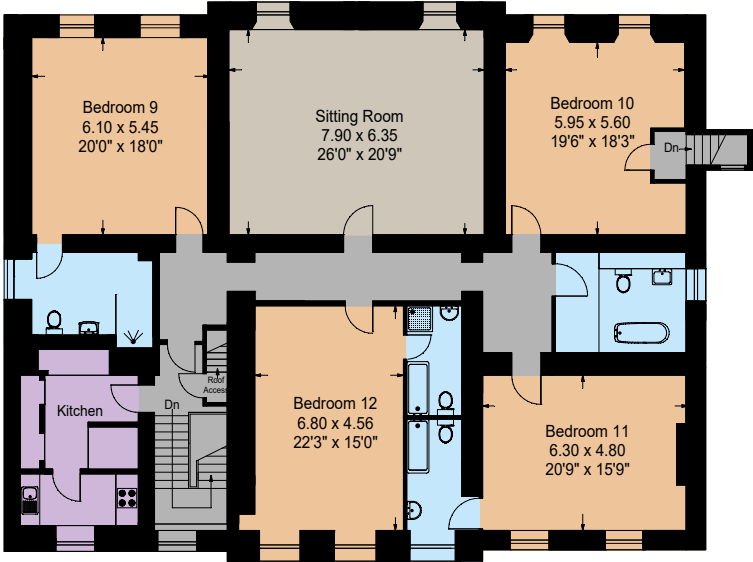


CELLAR

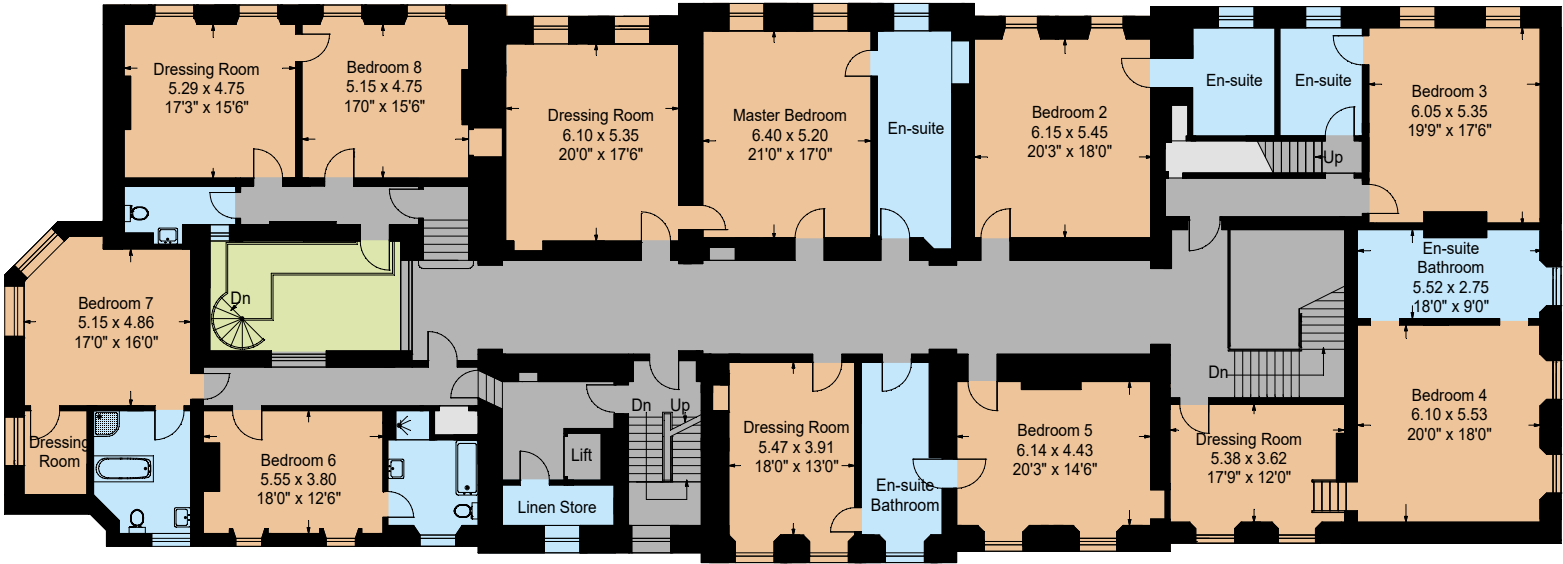
Approximate Gross Internal Area*: 26,824 sq ft / 2,492 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

Some of the bathrooms shown on the plan are consistent with the planning consent and can be installed according to the purchasers wishes.



SECOND FLOOR



FIRST FLOOR





GARDENS

Linton Park Gardens are a particular feature of the property and like the house have been lovingly restored both when purchased and after subsequent storms. They extend to about 20 acres flanking and protecting the house on all sides and creating the most magical setting for the property.

Immediately to the north of the house and Coach House is an Ice House flanked by a small copse of trees. Crossing the drive heading west is the particularly fine North Walk. A wide long gravelled walk fringed by flower and shrub borders and interspersed with mature trees running west and culminating at a Gothic folly (Listed Grade II) and close to the Parish Church of St Nicholas.

From the western end of the walk, an avenue of giant Sequoias planted in 1864 runs back towards the house. Other giant Sequoia are planted around the gardens. South of the Sequoia Avenue is a grass amphitheatre cut into the slope.

Directly to the west of the house is a delightful private walled garden and parr terre at the southern end of which a walkway runs south to a magical water and rock garden known as 'Jacob's Well'.

Immediately to the south of the house is a wide 100m (330 ft) long terrace, with a stone balustrade. From the centre of this, aligned with the central portico of the house, stone steps (listed Grade II) descend in three flights over grass covered terraces to an oval lawn around the perimeter of which runs a gravel path, from which paths run to the east and west.

A wide lawn to the south east of the house is ringed by paths and is divided by another north/south axis. This is interrupted by flights of steps and a fountain pond, which are positioned amongst trees part way down the slope and is known as the Cedar garden.

On the slope above, the terraces include a delightful swimming pool protected by mature trees and shrub borders and with steps up to an attractive small changing pavilion. Adjacent are two hard tennis courts (in need of refurbishment) which look as though they have been sunk into the side of the slope because they sit on the site of what was once a magnificent orangery which was fully enclosed. It was later converted to provide an indoor swimming pool but sadly fell into disrepair and demolished and the tennis courts constructed.

From the swimming pool and tennis courts the path leads on to a wonderful walled garden, now down to grass and bordered on the northern side by a single storey brick building known as the Tool Shed which has been converted by the current owners for use as a private art gallery.



The southern perimeter of the formal gardens is formed by a Ha-Ha beyond which the steepness of the slope reduces and the estate continues as open parkland.

PARKLAND

Linton is a rectangular-shaped estate, largely enclosed from view by boundary woodland belts, and on all sides by roads: to the west and north by the A229 and B2163, and to the south and east by minor lanes from which occasional views of the parkland may be glimpsed.

The principal house sits right in the heart of the estate, protected by its outstanding gardens which in turn are protected by the parkland which lies to the north and south of the gardens. In the area immediately to the north of the house the park is divided by the two avenues which flank the main drive. East of the northern avenues, the parkland, enclosed by a belt of woodland to the north, contains only a sparse scatter of trees, similar to the pattern shown on the Ordnance Survey

plans of 1868. A cricket ground with cricket pavilion was separated out at the north eastern edge of the park by 1888. West of the avenue, the parkland has a much greater number of both individual trees and sizeable clumps and, towards the north boundary, a 2.5ha sweet chestnut plantation, largely replanted following storm damage in 1987.

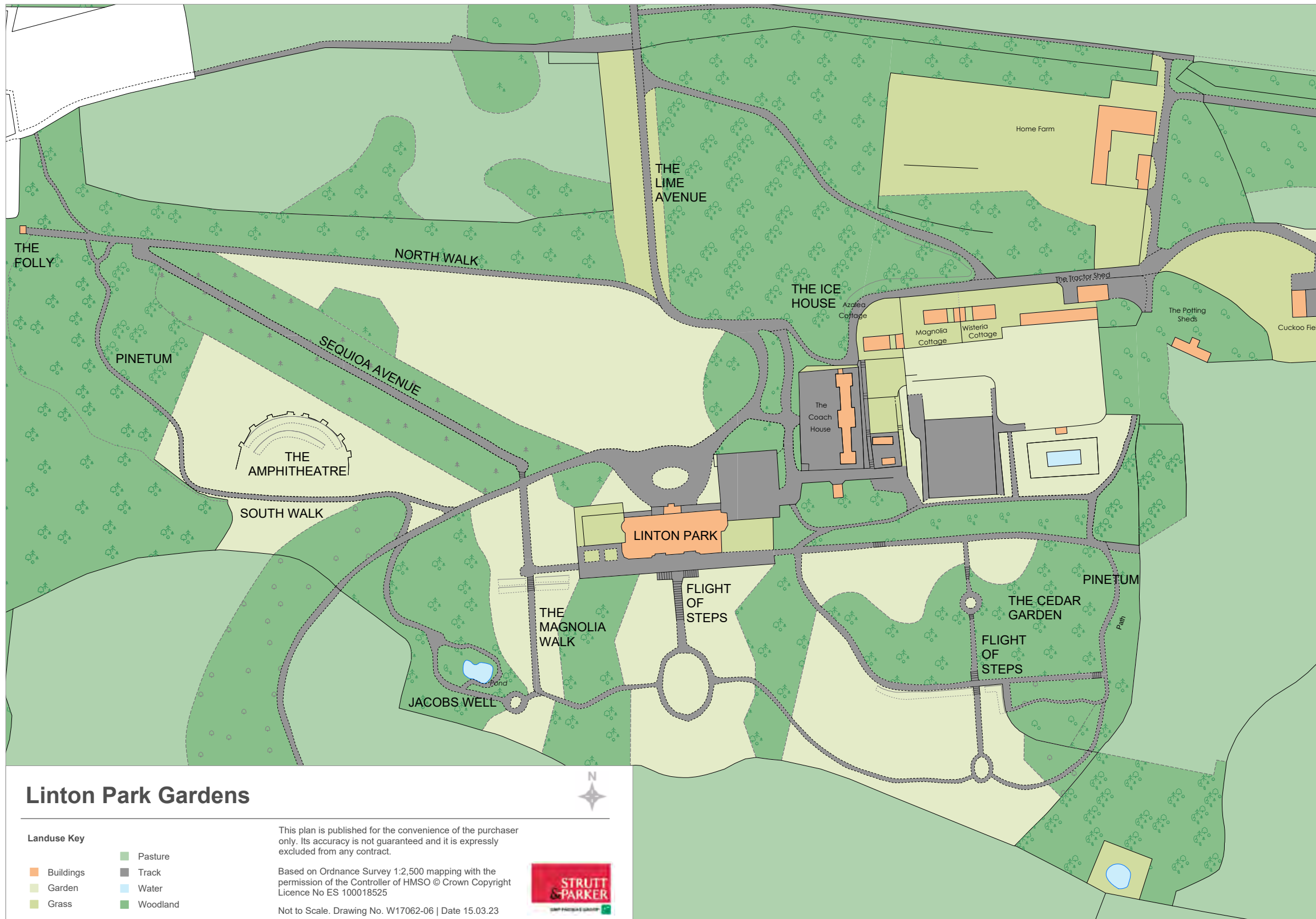
South of the gardens and beyond the Ha-Ha, the parkland is laid to pasture and well furnished with clumps and individual trees in a pattern similar to that shown in 1868. The OS Surveyor's drawing of 1797-1801 shows that this southern park existed by the end of the 18th Century. Some 500m due south of the house is a large, irregular-shaped lake. The lake and woodland were probably laid out in the late 1820s. A former entrance drive ran through the southern park starting at South Lodge and running north towards the house. The positions of this drive can still be clearly traced in the grassland and could possibly be reinstated (subject to any necessary planning and Listing consents) should a new owner desire.











COACH HOUSE

The Coach House is a traditional set of buildings adjacent to the main house. Entered on the ground floor, stairs rise into a substantial kitchen/dining room with living room through double doors to one end. To the other end are an en-suite double bedroom with an additional bedroom and bathroom. A number of additional rooms which are yet to be refurbished form the rest of the courtyard and are currently used for garden machinery and storage. There are also three stables and beyond the Coach House are two greenhouses.

Approximate Gross Internal Area*: 1,948 sq ft / 181 sq m
Stable Complex: 2,546 sq ft / 236.6 sq m
Store: 240 sq ft / 22.3 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

THE TOOL SHED

A former tool shed lying adjacent to the walled garden. The building was converted in 2017 to become an art gallery housing the vendor's private collection. The property has great versatility and could be put to a number of uses.





LOT 1B – NORTH LODGE

About 0.53 acres (0.22 ha)

A Grade II listed Victorian Gate Lodge set at the northern entrance of the Estate. A single floor dwelling, the Lodge provides two reception rooms, a kitchen and two bedrooms with a family bathroom. There is parking, garaging and garden storage beyond.



Approximate Gross Internal Area*: 815 sq ft / 75.8 sq m
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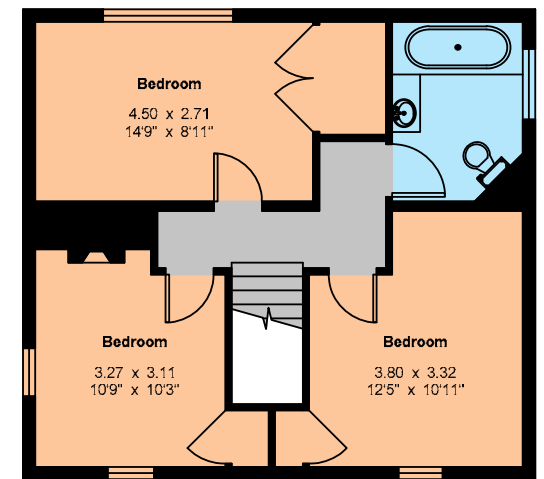
*As defined by RICS – Code of Measuring Practice.



LOT 1C – SOUTH LODGE

About 0.16 acres (0.06 ha)

A Victorian Gate Lodge set at the western entrance of the Estate with three reception rooms, a kitchen, three double bedrooms and a family bathroom. The property has been recently renovated and has off road parking and a garage.



Approximate Gross Internal Area*: 1,267 sq ft / 117.7 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

LOT 1D – PADDOCKS FARM BUILDINGS

About 79.96 acres (32.36 ha)

A useful range of modern farm buildings to the southern end of the park with good road access directly off Loddington Lane. The buildings are let out on a number commercial leases as can be seen on the property information table. Paddocks Farm Buildings are let on a number of commercial leases. Further details available from the vendor's agents. About 79.96 acres of parkland interspersed with small blocks of woodland.



LOT 1E – PARKLAND, WOODLAND & THE CRICKET PITCH

About 61.48 acres (24.88 ha)

To the north of Linton Park is the Linton Park Cricket Club ground. There is a Victorian, timber-framed Grade II listed cricket pavilion to the west, overlooking the pitch and providing a bar, changing rooms and facilities. The ground has access via single track off the B2163. The Cricket pitch is let on a 20 year lease with a 10 year break. The cricket pitch is surrounded by parkland and woodland.



LOT 2: RESIDENTIAL PORTFOLIO

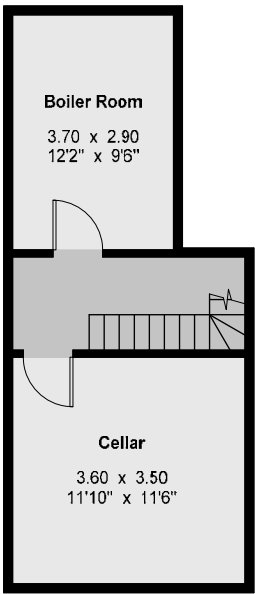
A residential portfolio generating a potential income in the region of £350,000 per annum

RAGSTONES

A detached Grade II listed Victorian cottage lying adjacent to the Church. The property is spacious, with two reception rooms and a kitchen, four double bedrooms and a family bathroom. There is a walled garden and courtyard. Ragstones is let on an Assured Shorthold Tenancy.

Approximate Gross Internal Area*: 2,280 sq ft / 212.7 sq m
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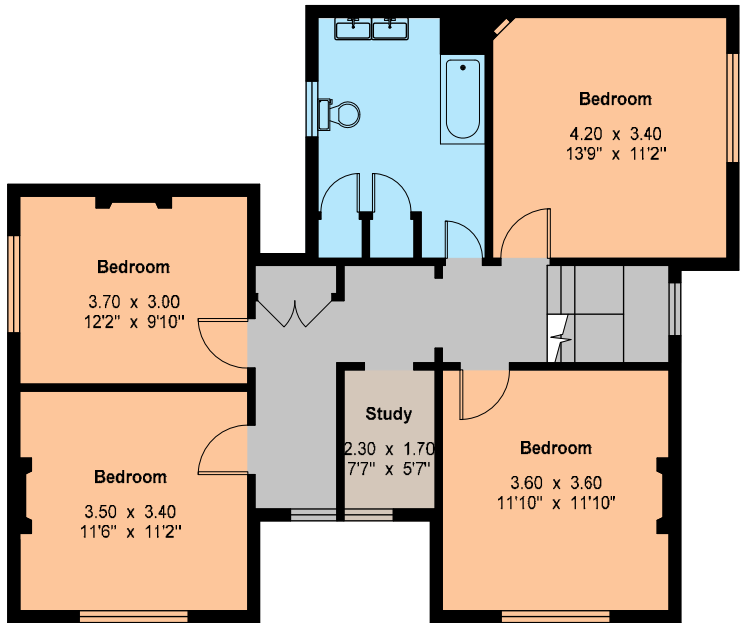
*As defined by RICS – Code of Measuring Practice.



CELLAR



GROUND FLOOR

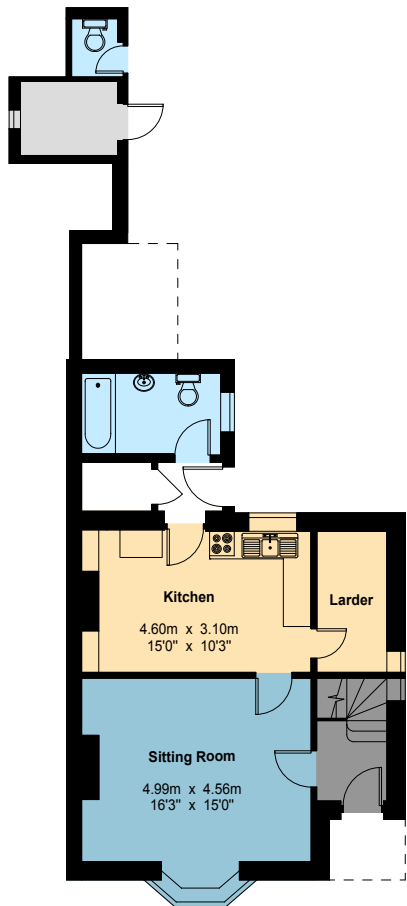


FIRST FLOOR



1 THE PADDOCKS

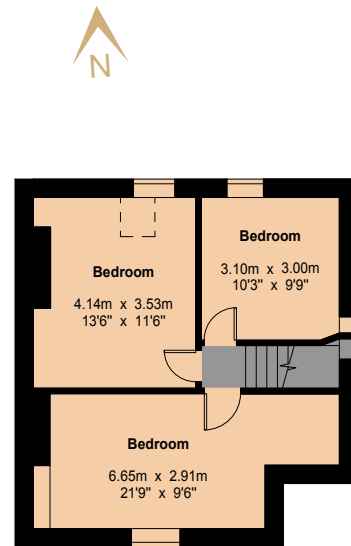
A semi-detached cottage with one reception room, a kitchen, three bedrooms and a bathroom. It is surrounded by gardens to the north and west which are mainly laid to lawn. There is parking adjacent to the cottage. 1 The Paddocks is let on an Assured Shorthold Tenancy.



GROUND FLOOR

Approximate Gross Internal Area*: 1,103 sq ft / 102.5 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

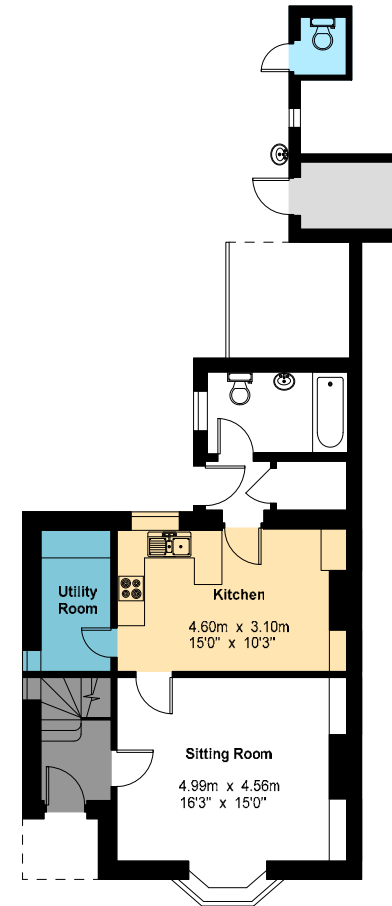


FIRST FLOOR



2 THE PADDOCKS

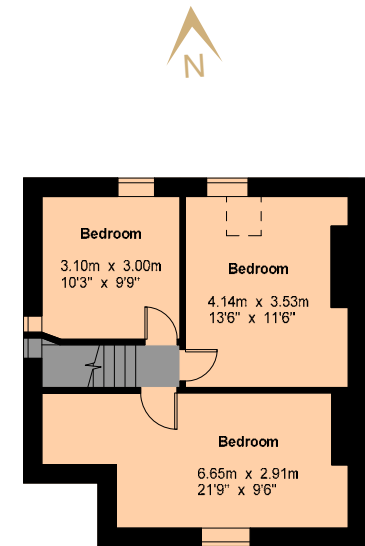
A semi-detached stone built cottage with one reception room, a kitchen, three double bedrooms and a bathroom. The cottage is surrounded by a private garden and has private parking and a garage. 2 The Paddocks is let on an Assured Shorthold Tenancy.



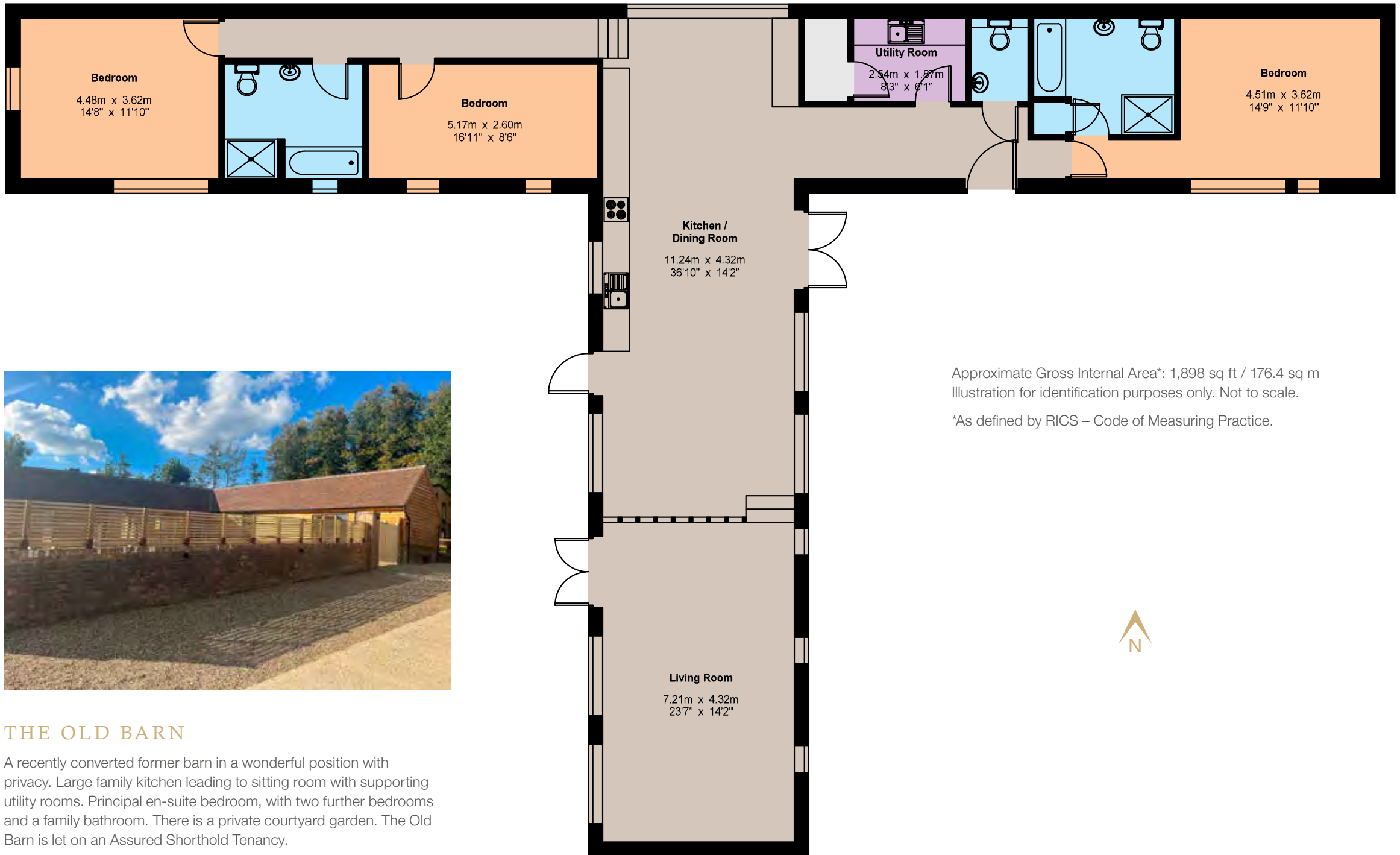
GROUND FLOOR

Approximate Gross Internal Area*: 1,103 sq ft / 102.5 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



FIRST FLOOR



THE OLD BARN

A recently converted former barn in a wonderful position with privacy. Large family kitchen leading to sitting room with supporting utility rooms. Principal en-suite bedroom, with two further bedrooms and a family bathroom. There is a private courtyard garden. The Old Barn is let on an Assured Shorthold Tenancy.



LIME TREE BARN

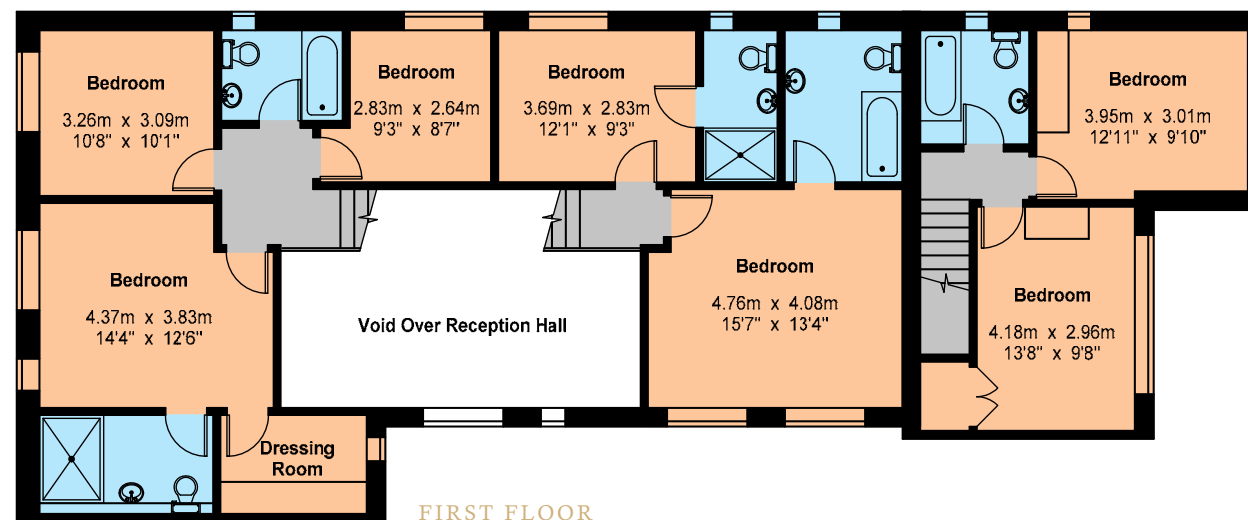
Newly converted semi-detached barn with two reception rooms and a kitchen diner, a principal bedroom suite, two guest suites and two further bedrooms and bathroom. Lime Tree Barn has a private courtyard garden and private parking. Lime Tree Barn is let on an Assured Shorthold Tenancy.



ASH TREE BARN

Recently converted from a former barn this semi-detached property has a large open plan kitchen/sitting room, principal en-suite bedroom, two further bedrooms and a bathroom. Ash Tree Barn has a private garden and parking. Ash Tree Barn is let on an Assured Shorthold Tenancy.

LIME TREE BARN



ASH TREE BARN

LIME TREE BARN



ASH TREE BARN

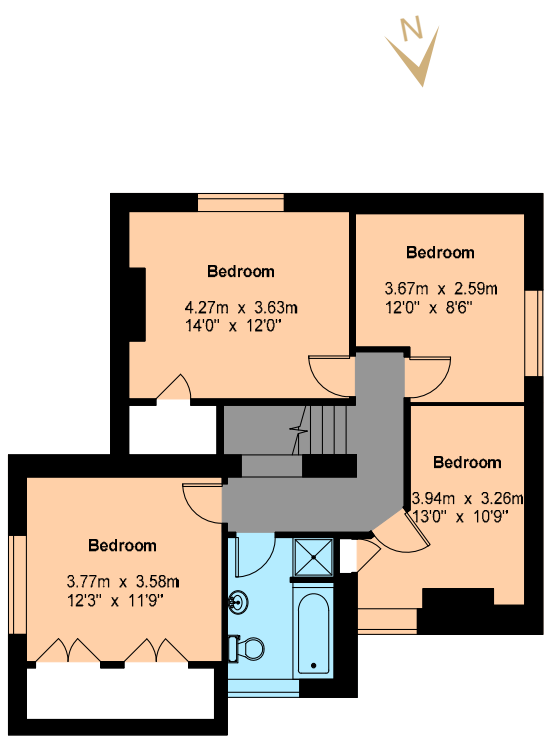
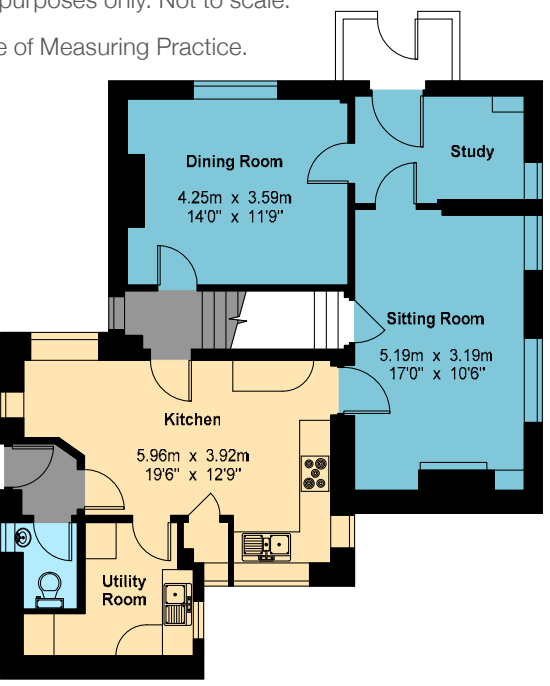


KEEPER'S COTTAGE

A delightful detached period stone built cottage with two reception rooms, a kitchen, four bedrooms, bathroom, garage and brick outbuildings. The former game keeper's cottage is situated at the mouth of the eastern drive with a private garden and a small shelter belt of woodland protecting the property. The property sits on rising ground and has wonderful views over the adjoining railed parkland. Keeper's Cottage is let on an Assured Shorthold Tenancy.

Approximate Gross Internal Area*: 1,682 sq ft / 156.3 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

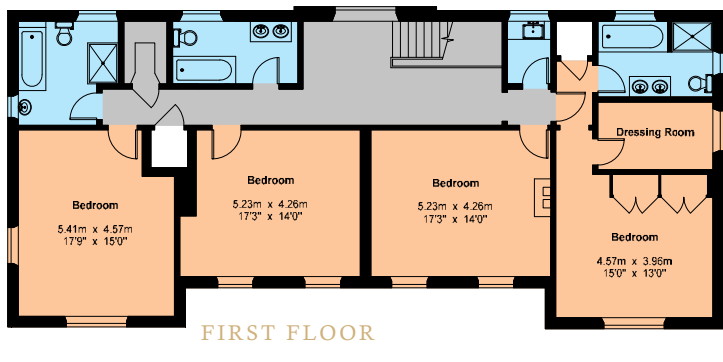
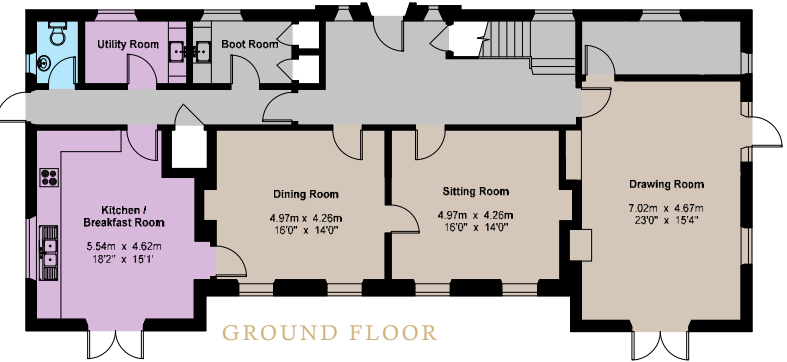


CUCKOO FIELD HOUSE

A vernacular style Kentish country house with a fantastic view out over the park. Cuckoo Field House comprises three reception rooms, a kitchen, four bedrooms, three bathrooms as well as study. There is a three bay garage block with two store rooms above. Built in 1978 the house sits in a wonderful position with superb views overlooking the parkland. Cuckoo Field House is let on an Assured Shorthold Tenancy.

Approximate Gross Internal Area*: 3,567 sq ft / 331.4 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.





HOME FARM

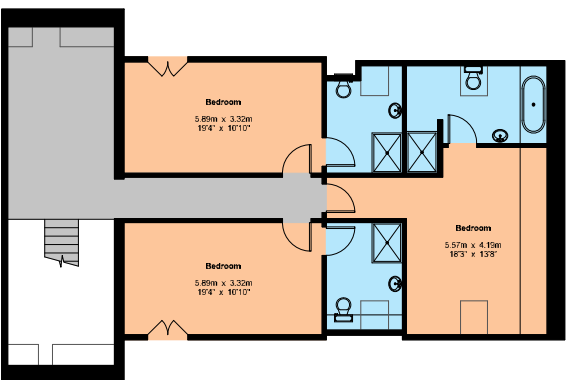
An exceptional Victorian model farm which has been re-developed to create a wonderfully spacious conversion set around a central courtyard. The property which has high ceilings has three reception rooms and a large open plan kitchen area, six bedrooms and bathrooms, underfloor heating and lies in a superb position with views over the park. There is a garage and store room. Home Farm is let on an Assured Shorthold Tenancy.

Approximate Gross Internal Area*: 6,549 sq ft / 608.5 sq m (including garage)
 Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



GROUND FLOOR



FIRST FLOOR

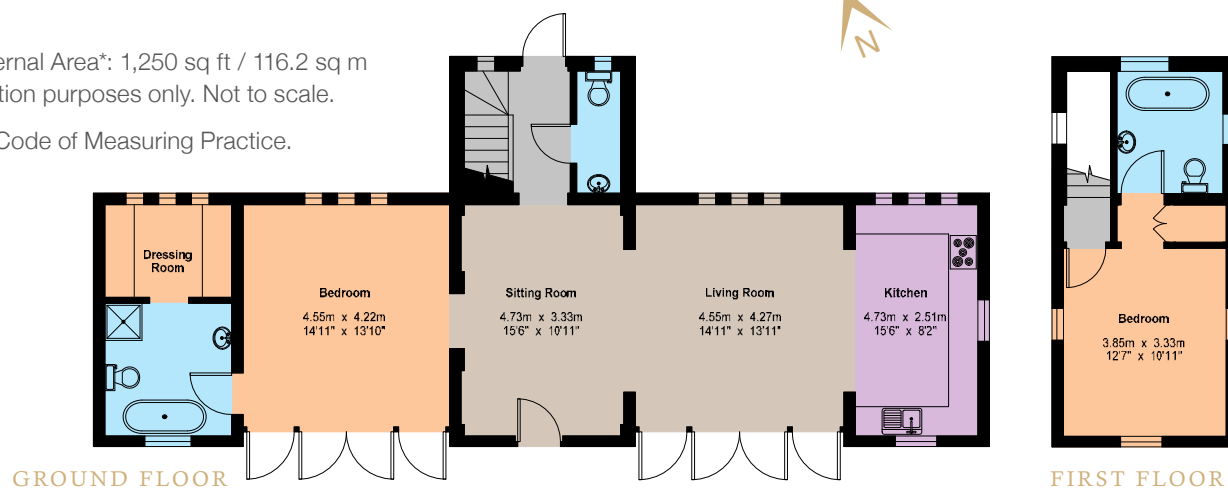


THE POTTING SHEDS

A wonderful detached former potting shed, lying in a secluded spot, which has been recently refurbished to a high specification. An open plan kitchen/living room with principal bedroom suite and a further en-suite bedroom. There is private parking, a private garden, and wonderful views out over the park. The Potting Sheds is let on an Assured Shorthold Tenancy.

Approximate Gross Internal Area*: 1,250 sq ft / 116.2 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

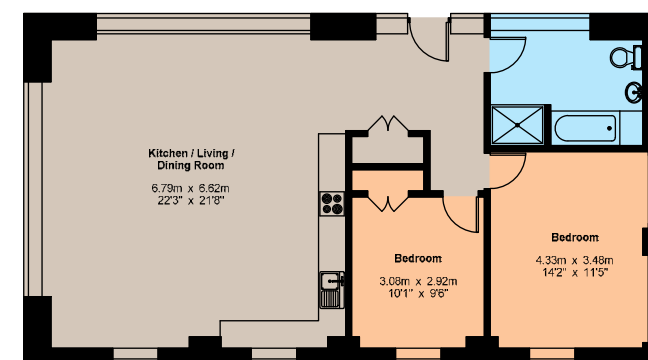


THE TRACTOR SHED

A short distance to the south of Home Farm and near to the walled garden is a single storey, recently converted former tractor shed with open plan kitchen/living area, two bedrooms and a family bathroom. There is a parking area adjacent. The Tractor Shed is let on a Service Occupancy.

Approximate Gross Internal Area*: 1,030 sq ft / 95.7 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



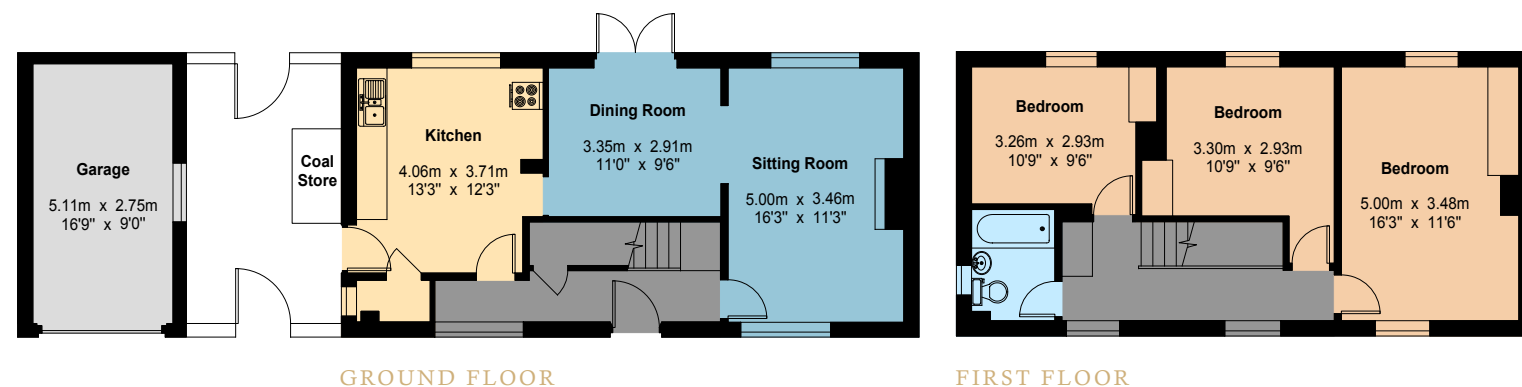
AZALEA COTTAGE

One of three detached houses built by the Daubeny family as staff accommodation in 1962. These houses are set a little way below Home Farm, in a very peaceful and secluded spot, and approached over the northern private estate road. The most western property of the three, Azalea Cottage is a detached family home with a partly

walled garden, two reception rooms, a kitchen and three bedrooms, bathroom, garage and a south facing garden arranged over three levels with a further lawned area to the front. Azalea Cottage is let on an Assured Shorthold Tenancy.

Approximate Gross Internal Area*: 1,164 sq ft / 108.2 sq m
Illustration for identification purposes only. Not to scale.

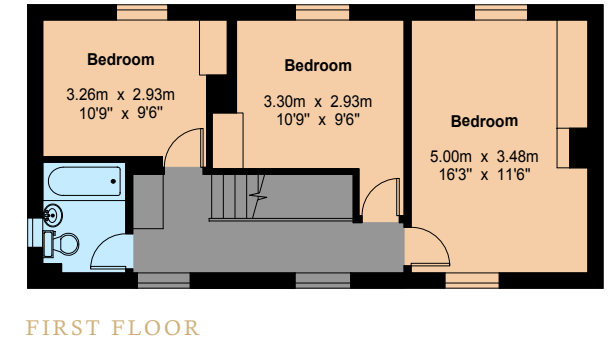
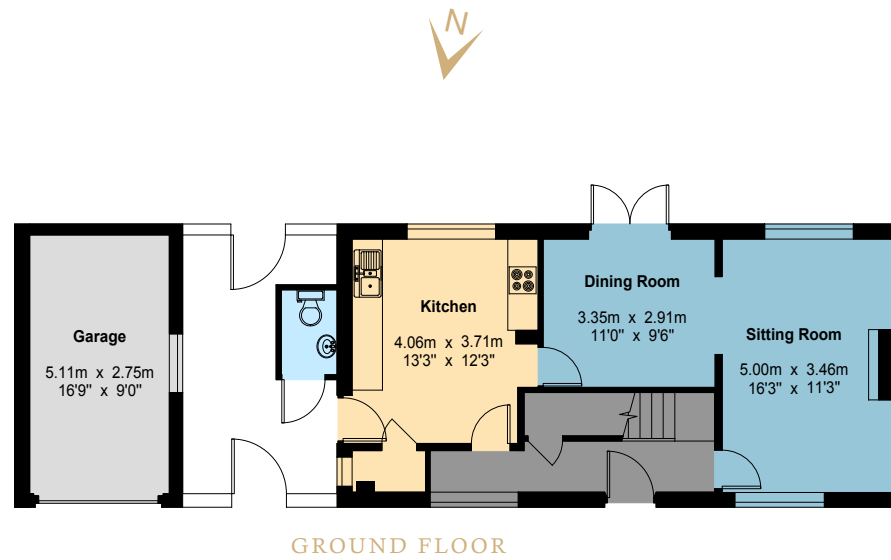
*As defined by RICS – Code of Measuring Practice.





MAGNOLIA COTTAGE

Magnolia Cottage is the central of the three cottages, and has been recently refurbished. An appealing Neo-Georgian detached cottage with distant views, two reception rooms, a kitchen, three bedrooms and a bathroom, garage and outside WC. With a south facing garden with mature beech hedge to the south, it has a bright and sunny rear aspect with a further lawned area to the front and single garage to the east. Magnolia Cottage is available with vacant possession.



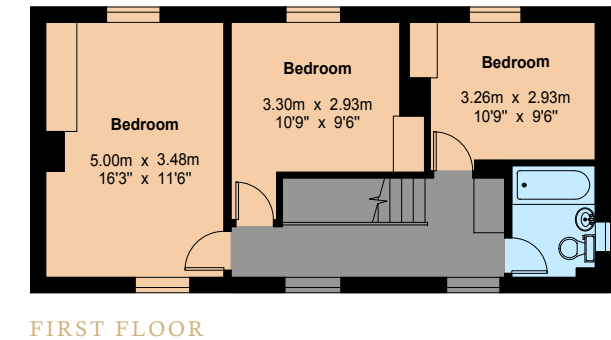
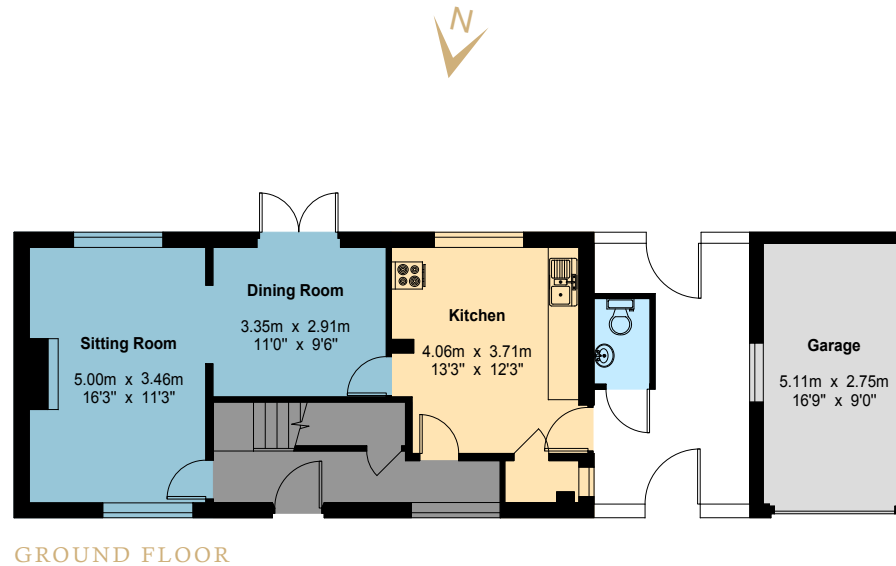
Approximate Gross Internal Area*: 1,164 sq ft / 108.2 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.



WISTERIA COTTAGE

Wisteria Cottage to the east of Magnolia Cottage. A charming, Neo-Georgian detached cottage with two reception rooms, kitchen, three bedrooms and a bathroom, garage and outside WC. With a south facing mature garden and mature beech hedge to the south, it has a bright and sunny rear aspect with a further lawned area surrounded by mature shrubs and trees to the front and single garage to the west. Wisteria Cottages is let on an Assured Shorthold Tenancy.



Approximate Gross Internal Area*: 1,164 sq ft / 108.2 sq m
Illustration for identification purposes only. Not to scale.

*As defined by RICS – Code of Measuring Practice.

LOT 3: RANTERS LAND – 96.41 ACRES

The land to the south of the property, separated from the parkland by Butt Green Lane is a good block of 89.4 acres of arable land with Ranters Plantation, 6 acres of mixed woodland at its heart. The land which is classified as grade 3 is let on an FBT and further details are available from the vendor's agent.



GENERAL

Tenure

The property is sold freehold and subject to the leases, licenses and agreements outlined below. Further details are available from the vendor’s agent.

Method of Sale

Linton Park is offered for sale as a whole, or in up to three lots by private treaty.

Farm Business Tenancies

About 89.97 acres (The Ranters Land) and The Parkland are let on a rolling annual Farm Business Tenancies with 30th September term dates. Further details are available from the vendor’s agent.

Services

All in the table below.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with 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 quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are three public footpaths over the land. Further details are available from the vendor’s agent.

Lot	Type	Property	Description	Occupation	EPC Rating	Council Tax Band	Services			
							Electricity	Water	Heating	Drainage
1	Residential	Linton Park House	Principal house	VP		H	Mains	Mains	Oil central heating	Mains
1	Residential	Coach House	2 bedroom flat	VP	E	G	Mains	Mains	Electric storage heating	Mains
1	Residential	North Lodge	Detached, 2 bedroom	AST	E	E	Mains	Mains	Gas central heating	Private
1	Residential	South Lodge	Detached, 3 bedroom	AST	E	F	Mains	Mains	Gas central heating	Private
1	Recreational	Linton Park Cricket Ground		Commercial lease	n/a					
1	Commercial	Linton Park		FBT	n/a					
1	Recreational	Linton Park Lake		Fishing Licence	n/a					
1	Commercial	Farm Buildings		Commercial lease	n/a		Mains	Mains		
1	Commercial	Silage Clamp		Commercial lease	n/a		Mains	Mains		
2	Residential	Ragstones	Detached, 4 bedroom	AST	E	E	Mains	Mains	Gas central heating	Mains
2	Residential	No 1 The Paddocks	Semi-detached, 3 bedroom	AST	E	E	Mains	Mains	Oil	Private shared
2	Residential	No 2 The Paddocks	Semi-detached, 3 bedroom	AST	E	E	Mains	Mains	Oil	Private shared
2	Residential	The Old Barn	Detached, 3 bedroom	AST	C	G	Mains	Mains	Underfloor	Private shared
2	Residential	Lime Tree Barn	Semi-detached, 4/5 bedroom	AST	C	E	Mains	Mains	Underfloor	Private shared
2	Residential	Ash Tree Barn	Semi-detached, 3 bedroom	AST	C	G	Mains	Mains	Underfloor	Private shared
2	Residential	Keepers Cottage	Detached, 4 bedroom	AST	D	E	Mains	Mains	Oil	Private
2	Residential	Cuckoo Field House	Detached, 4 bedroom	AST	E	H	Mains	Mains	Oil	Private
2	Residential	Home Farm	Detached, 6 bedroom (all with en-suites)	AST	C	H	Mains	Mains	Air source pump	Mains
2	Residential	The Potting Sheds	Detached, 2 bedroom	AST	C	F	Mains	Mains	Air source pump	Mains - pumped
2	Residential	The Tractor Shed	Detached, 2 bedroom	Service Occupancy	D	F	Mains	Mains	Air source pump	Mains
2	Residential	Wisteria Cottage	Detached, 3 bedroom	AST	E	F	Mains	Mains	Storage heaters & wood burner	Mains
2	Residential	Magnolia Cottage	Detached, 3 bedroom	VP	E	F	Mains	Mains	Oil	Mains
2	Residential	Azalea Cottage	Detached, 3 bedroom	AST	E	F	Mains	Mains	Oil	Mains
3	Agricultural	Ranters Land	Arable and Woods	FBT	n/a					

Basic Payment

The Vendors will claim and retain the 2023 Year Basic Payments. The Purchasers will be required to give an undertaking that they will comply with ongoing BPS Cross Compliance Rules until 31st December 2023.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any ELS/HLS payments payable up to completion. Further details are available from the vendor’s agent.

Designations

Some of the woodland is designated as Ancient Woodland and the northern part of the Estate is located in a Nitrate Vulnerable Zone.

Sporting, Timber and Mineral Rights

All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Listings

The following properties and buildings on the Estate are Listed by English Heritage:

Linton Park	Grade I
Park and Garden	Grade II*
Flight of steps, about 20m south of Linton Park	Grade II
Former stables and paved yard, about 70m north east of Linton Park	Grade II
Ice House, about 23m north west of former stables at Linton Park	Grade II
Folly at west end of North Walk	Grade II
Cricket Club pavilion	Grade II
North Lodge	Grade II
Ragstones Cottage	Grade II

Note: The English Heritage Listings refer to a Sundial at Linton Park which has not been at the property for many years.

Further information and copies of the Listings are available from the vendor’s agent on request.

Planning

Linton Park has in recent years been in office use. On 16 February 2023, Planning and Listed building consent were granted for the conversion of Linton Park and grounds (including ancillary outbuildings) from office use to a single residential dwelling. This will require some minor internal alterations including the installation of some bathrooms.

Copies of the Planning and Listed building consents are available from the vendor’s agent on request.

Should the purchaser wish to implement this consent, then it should be noted that the proposed development is liable for a Community Infrastructure Levy and various other minor conditions, as set out in the consent.

Fixtures and Fittings

All items usually regarded as tenant’s fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Employees

There are five Estate employees who will be transferred to the purchaser under the Transfer of Undertaking of Employment Regulations (TUPE). Further details are available from the vendor’s agent.

Covenants and/or Restrictions

There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the vendor’s solicitor on request.

Local Authority

Maidstone Borough Council <https://maidstone.gov.uk/>
Kent County Council <https://www.kent.gov.uk/>

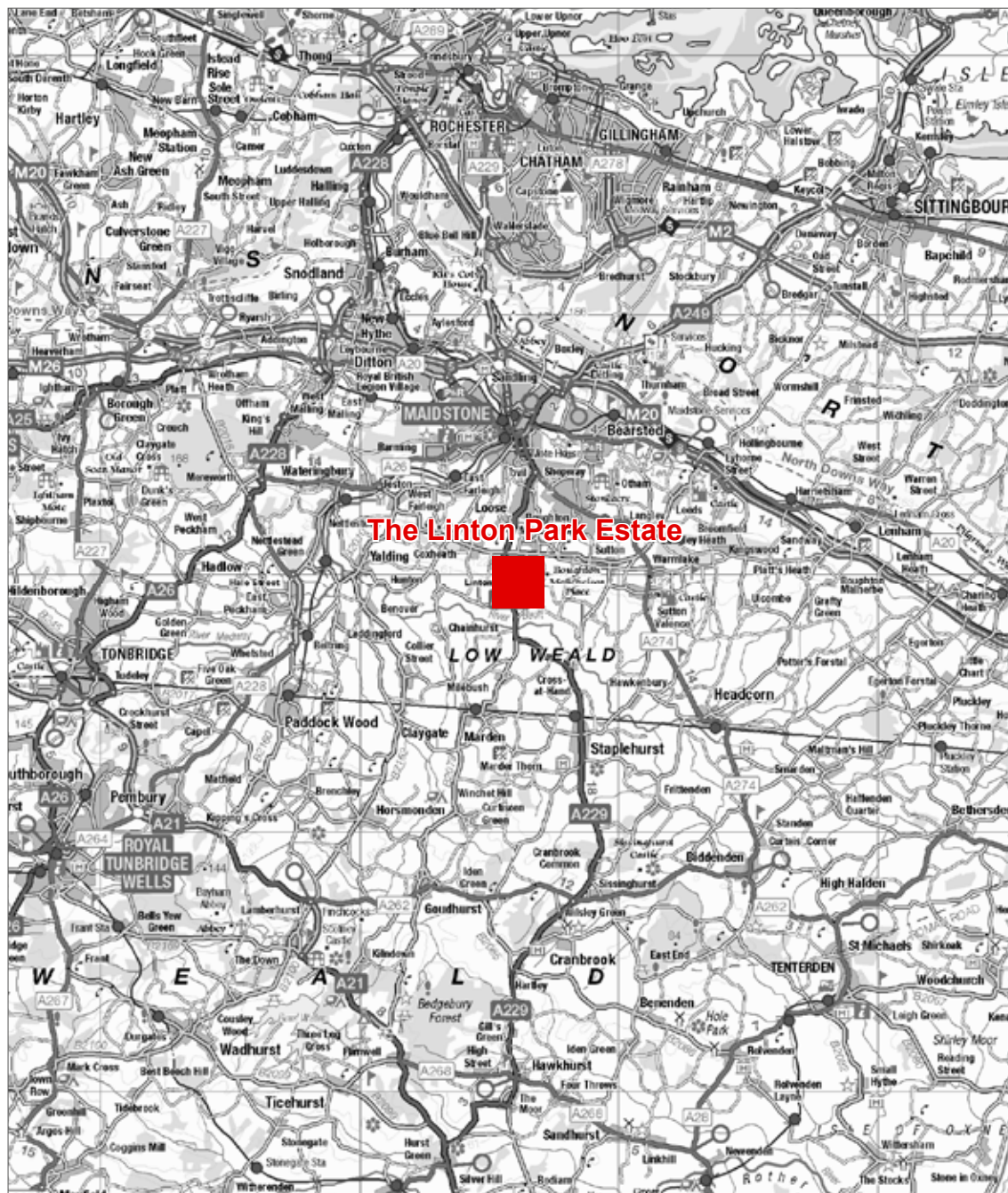
Health and Safety

Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors

Cripps, Number 22, Mount Ephraim, Tunbridge Wells, Kent, TN4 8AS For the attention of Sally Firby, sally.firby@cripps.co.uk
01892 506 224





The Linton Park Estate

The Linton Park Estate

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. W17062-07 | Date 22.03.23



Directions

From Junction 2A of the M26: Exit following signs to Wrotham A20. At the roundabout take the exit signed Paddock Wood B2016. Continue along this road until reaching traffic lights when you bear left, staying on the A20. On reaching a mini-roundabout, turn right signed Paddock Wood B2016 (also known as Seven Mile Lane).

Continue passing Wrotham Heath Golf Club on your right hand side and after a few miles, turn left at a crossroads signed Mereworth. Continue to the village of Mereworth passing the church on the right hand side until reaching a crossroads. Turn right and after about 100 yards at a roundabout, turn left signed Waterringbury A26.

Proceed along this road until reaching the village of Waterringbury where, at a set of traffic lights, proceed straight on, on the A26 signed Teston, Barming and Maidstone. Pass through the village of Teston and shortly afterwards turn right signed West Farleigh B2163. Cross the River Medway and on reaching a T-Junction bear right signed Yalding and Coxheath.

Continue into the village of West Farleigh where the road forks and you bear left signed Coxheath B2163. Stay on the B2163 and bear left into Heath Road. Pass through the village of Coxheath, staying on the B2163 until reaching a crossroads with traffic lights. Continue straight on and after about 100 yards, you will find the entrance to Linton Park on the left hand side guarded by low curving white walls and wrought iron gates and flanked by North Lodge. Proceed down the drive, through the park, until reaching Linton Park.

From Junction 8 of the M20: Exit following signs to Lenham and Leeds Castle at the first roundabout continue left on the A20 signed Lenham and Leeds Castle. Proceed straight ahead at the first roundabout and shortly afterwards at the second roundabout turn right signed Leeds and Sutton Valance, B2163. Continue on the B2163 through Langley Heath, Five Wents, Chart Sutton and Boughton Monchelsea, continue straight ahead and the entrance to Linton Park is found on the left hand side guarded by low curving white walls and wrought iron gates and flanked by North Lodge. Proceed down the drive, through the park, until reaching Linton Park.

What 3 Words: [///locate.bricks.spout](#) (the entrance gates)

Postcode: ME17 4AJ

By Helicopter: From Battersea London Heliport to Linton Park takes about 15 to 20 minutes or from Biggin Hill Airport to Linton Park about 10 to 15 minutes. For the grid reference of the preferred landing site at Linton Park please contact the vendor's agent.

Viewing

Strictly by confirmed appointment with the vendor's agent, Strutt & Parker in London 020 7591 2214 or Canterbury 01227 473700.

IMPORTANT NOTICE Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2015 and 2022. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

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