



Wallingham Farm,
New Romney, Kent

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STRUTT
& PARKER

BNP PARIBAS GROUP

Wallingham Farm New Romney, Kent

A small grass farm on the outskirts of New Romney, with good range of farm buildings, 1950s farmhouse for complete renovation and grazing land extending to approximately 22 acres (9 ha) in all.

New Romney 1 mile, Hythe 10 miles, Rye 13 miles, Ashford 16 miles

Grazing Land | Farmhouse for total renovation
Flexible range of farm buildings

Approximately 22 acres (9 ha) in total

For sale as a whole

Guide Price £650,000

Situation

Wallingham Farm is situated in Hope Lane, in a rural position on the outskirts of New Romney, the town known as 'The Capital of Romney Marsh.' This small market town has a bustling high street of independent shops, cafés and public houses, as well as larger facilities including supermarket, schools, library and doctors surgery. The A259 provides good access south west to Rye and north east to Hythe, whilst The M20 and Ashford International Station lie approximately 16 miles to the north.

The Farmhouse

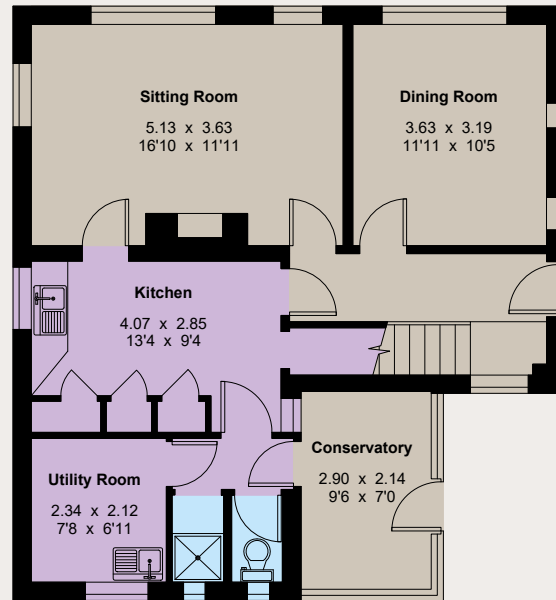
Wallingham Farmhouse was constructed in the early 1950s of brick elevations under a tiled roof. The house has been the subject of very little change for many decades and now requires total refurbishment, or possibly replacement subject to obtaining all necessary planning consents. Current accommodation provides sitting room, dining room, kitchen, larder, WC and conservatory on the ground floor. On the first floor are three bedrooms, family bathroom and separate WC. The farmhouse benefits from fantastic views over surrounding farmland and across Romney Marsh.



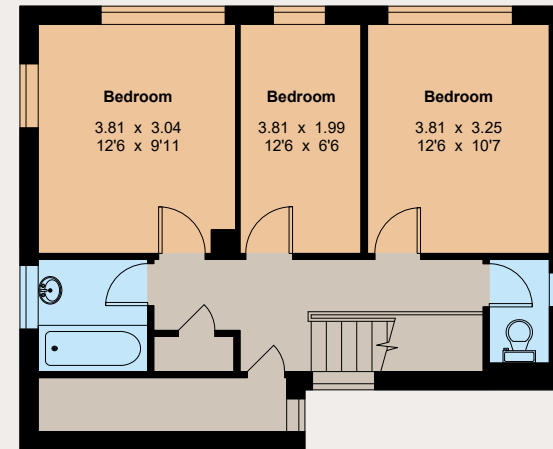


Floorplans

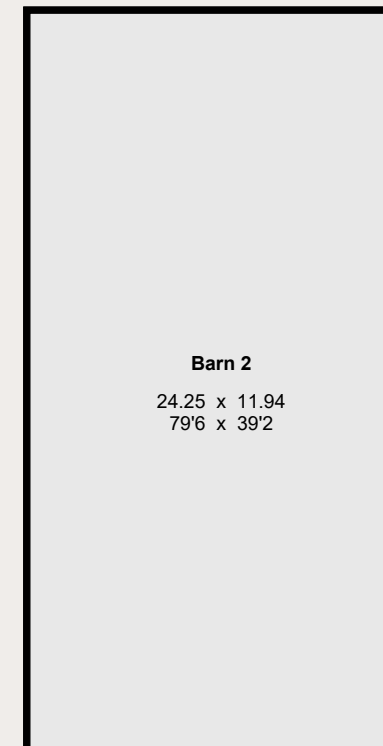
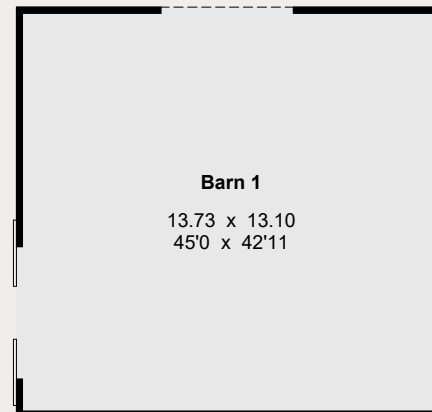
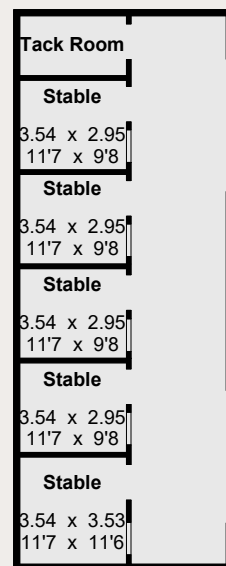
House internal area 123.5 sq.m (1329 sq.ft.)
 Stables internal area 122.6 sq.m (1319 sq.ft.)
 Barn 1 internal area 179.8 sq.m (1935 sq.ft.)
 Barn 2 internal area 289.3 sq.m (3114 sq.ft.)
 For identification purposes only.



Ground Floor



First Floor



The Buildings

The farm buildings are set around a small yard, with vehicular access directly off Hope Lane. The largest general purpose/livestock building is open fronted and is steel framed, with box corrugated elevations under a fibre cement roof. The second building has timber 'York boarding' elevations under a fibre cement roof with sliding side access door and open front. The smallest of the three buildings is mainly of brick construction under a fibre cement roof and has twin galvanised sliding access doors. This building is currently subdivided with American box style stabling and a tack room.

The Land

The land lies in a single contiguous block of permanent pasture to the north of the farmhouse and buildings. The Wallingham Sewer runs along the eastern boundary, and the land is subdivided into individual fields edged by post and wire fencing and native hedging.







General

Method of sale: Wallingham Farm is offered for sale as a whole by private treaty. A deadline may be set for best offers and interested parties are therefore encouraged to register their interest with the selling agent at an early opportunity.

Access: The main access to the farm is by way of a five bar gate into the farmyard directly from Hope Lane. A pedestrian path then leads from the yard into the garden of the house. A separate gated access into the farmland is situated to the west of the farmhouse directly from Hope Lane.

Services: Wallingham Farm has mains electricity connections to the house and buildings, and a mains water connection. The house has utilised a private drainage system which is no longer likely to be fit for purpose. Interested parties should rely on their own enquiries as to the location, suitability and availability of service connections.

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 no public rights of way shown on the Kent County Council Definitive Map as crossing the farm.

Basic Payment: The entitlements to the Basic Payment Scheme are included in the sale, but interested parties should rely on their own research in relation to the de-coupling of BPS payments and the limited use of any such entitlements following sale.

Designations: The land is not situated within an Area of Outstanding Natural Beauty or a SSSI.

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

Local Authority: Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Strutt & Parker on the details below to arrange a viewing.

Solicitors: Wilsons Solicitors LLP, Alexandra House, St Johns Street, Salisbury, SP1 2SB

Directions

The postcode for the property is TN28 8TP. On entering New Romney on the A259 from the south, proceed into the High Street. Turn left onto the Ashford Road signposted for Ivychurch. Proceed north on the Ashford Road for approximately 0.25 miles, passing the park on your right hand side. Bear right onto Cockreed Lane, and then turn left into Hope Lane. Wallingham Farm will be found on the right hand side. Using the What3Words app, the entrance to the farmyard is situated at entrusted.loyal.ends.

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker, on 07818 237049.

EPC

The farmhouse has an EPC of F 22.

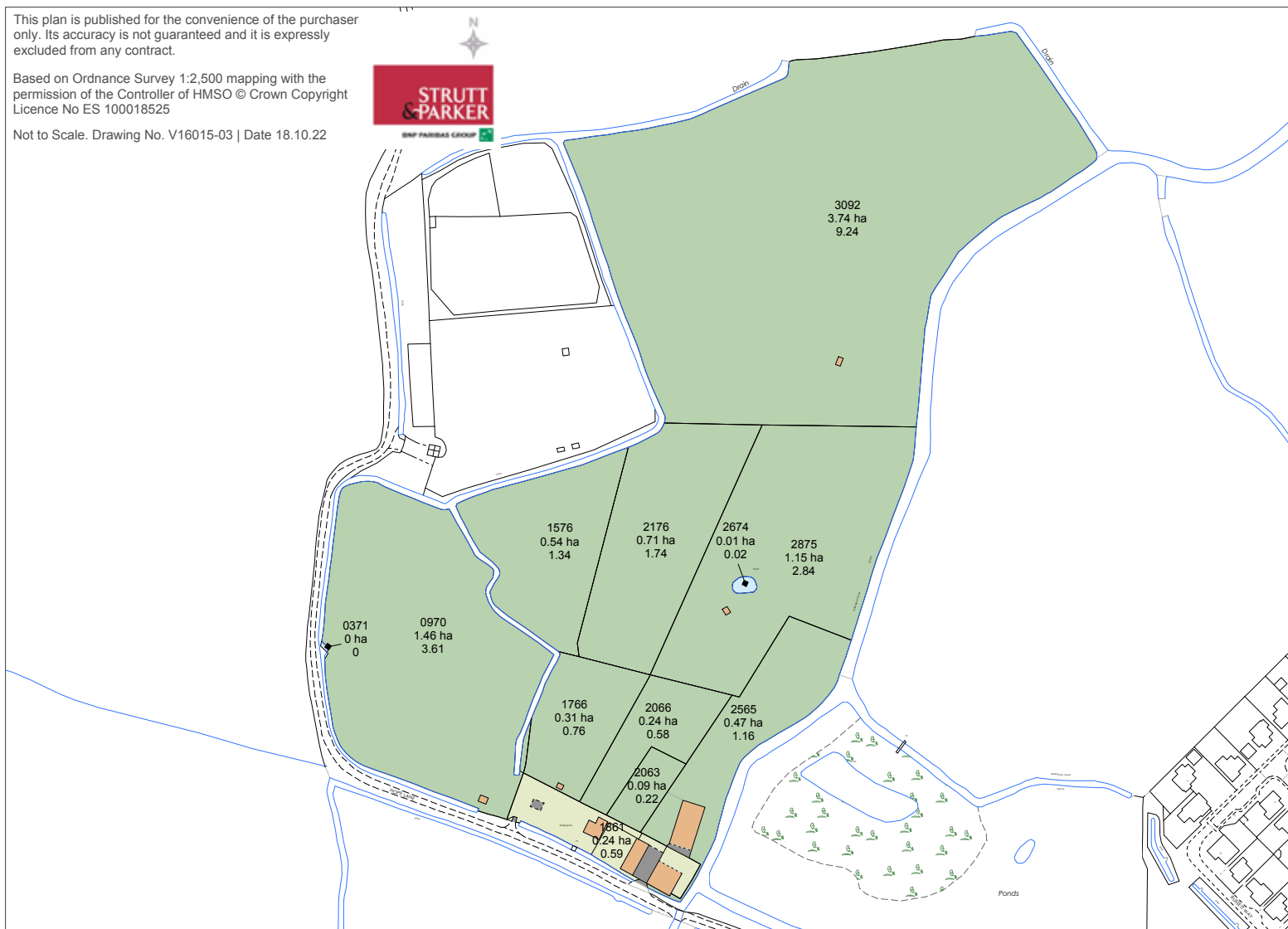
Overage

A new overage clause will be imposed at date of sale. Information on this can be obtained from the selling agent.

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

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Not to Scale. Drawing No. V16015-03 | Date 18.10.22



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