



Land at Ashford Road,  
New Romney, Kent

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## Land at Ashford Road, New Romney, Kent

An accessible block of grazing land extending to 38 acres (15 ha) with a small traditional brick built barn and field shelter on the edge of New Romney.

New Romney 2 miles, Hythe 10 miles, Rye 13 miles, Ashford 16 miles.

Grazing Land | Traditional Brick Barn and Field Shelter | Direct Road Access  
Approximately 38 acres (15 ha) in total  
For sale as a whole  
Guide Price £350,000

### Situation

The land is situated on Ashford Road, 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 lies approximately 16 miles to the north.

### The Land

The land lies in a single contiguous block with direct vehicular access from the Ashford Road. It is understood that the land has been in permanent pasture for many years, and has been used for hay or grazing use in recent times. The land is classified as Grade 2 under the former DEFRA agricultural land classification system, and field boundaries are fenced principally with older post and wire stock-proof fencing.

### The Buildings

At the northern boundary of the land is a substantially built traditional agricultural barn, of brick and ragstone elevations under a green box-corrugated roof. The northern elevation of the building comprises three brick arches, later infilled with two windows and a central timber sliding door. This barn measures approximately 775 sq ft (71 sq m). At the southern end of the land is a small block-built field shelter measuring approximately 220 sq ft (20 sq m).

### General

**Method of sale:** The property 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 land is from the northern side directly off the Ashford Road. The Wallingham Sewer Footpath (Ref HM121) runs along the southern boundary.

**Services:** The land is believed to have a mains water connection, but no other services are connected. 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:** No basic payment entitlements are included in the 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.





# Land at Ashford Road

Total Area (15.50 ha / 38.31 ac)

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. V16015-04 | Date 18.10.22







**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, [www.wilsonsllp.com](http://www.wilsonsllp.com).

### Directions

The postcode for the property is TN28 8TH. 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 and then bearing left to follow the lane. The entrance to the land will be found on the left hand side.

Using the What3Words app, the entrance to the farmyard is situated at shun.dragged.yawned.

### Viewing

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

### Overage

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

### South East Estates & Farm Agency

201 High Street, Lewes, East Sussex, BN7 2NR

**07818 237049**

[lewes@struttandparker.com](mailto:lewes@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

 @struttandparker

 /struttandparker

Over 45 offices across England and Scotland, including Prime Central London

**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 August 2022. Particulars prepared October 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

