



Land at Perry Wood
Selling, Kent

Land at Perry Wood Selling, Canterbury, Kent, ME13 9RT

An attractive parcel of arable and
pasture land with viticulture potential

Chilham Station 3.5 miles (London St Pancras
63 mins), Faversham 5 miles, Ashford
International 11 miles (London St Pancras
38 mins), Canterbury 10 miles,
Gatwick 61 miles, Central London 57 miles

Grade 2 arable land | Pasture land | 20-40 acres
of land suitable for growing vines

About 88.07 acres (35.62 ha) in total

For sale as a whole or in up to three lots

Lot 1 – Land South of Perry Wood

Single block of arable land
About 66.62 acres (26.96 ha)

Lot 2 – Land off Grove Road

Pasture land with access off Grove Road
About 15.17 acres (6.13 ha)

Lot 3 – Land North of Perry Wood

Parcel of pasture with access of Perry Wood
About 6.28 acres (2.54 ha)

Situation

The Land at Perry Wood is located one mile
South of Selling, a rural village in North Kent
about halfway between Chilham and Faversham.

The land is situated in a rural, agricultural area
amongst rolling countryside designated as the
Kent Downs National Landscape. Faversham is
the closest town (5 miles) with the cathedral
city of Canterbury 10 miles away. Despite the
rural location the land is easily accessed by car
with junction 7 of the M2 motorway 3 miles to
the North.

Lot 1 – Land South of Perry Wood

About 66.62 acres (26.96 ha)

This single field of arable land known at Elm
Bank lies South West of Perry Wood (the public
highway) which provides access into the field in
several places.

The topography of the land is gently rolling, part
of which faces South and is 75 to 90m above
sea level which makes it suitable for planting
with vines. The land which comprises a lime-rich
soil over chalk has historically been used for
arable farming with cereal and break crops.
A cropping history is available from the vendor's
agent. The land is classified as Grade 2 on the
Agricultural Land Classification.

Lot 2 – Land off Grove Road

About 15.17 acres (6.13 ha)

This parcel of land lies between Perry Wood
(public highway) and Grove Road. The land lies
in an elevated position also with a southerly
aspect with access from Shepherds Hill (road) in
the West and Grove Road in the North.

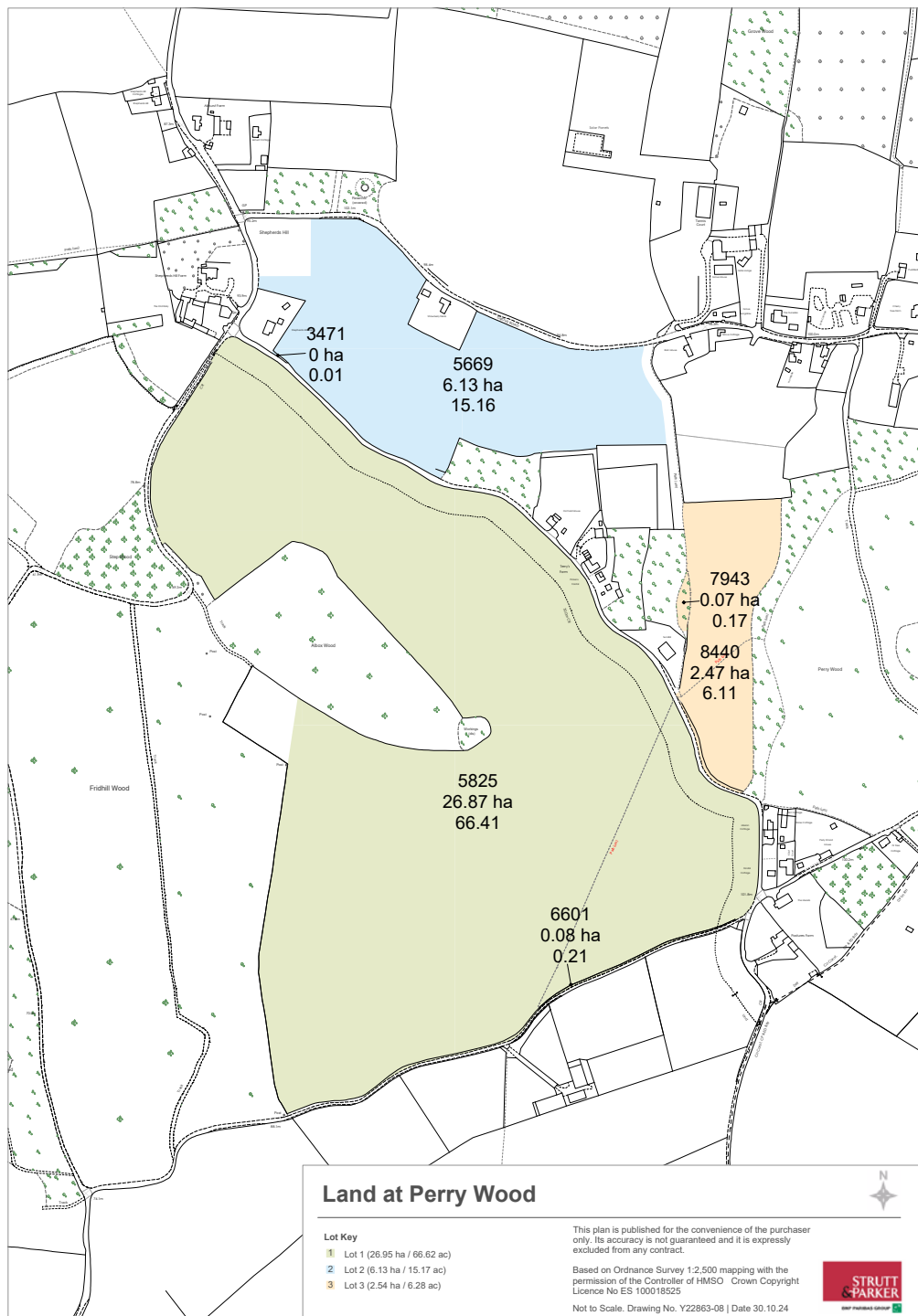
The land has recently been planted with a
short-term grass ley and has previously been
used to grow a range of cereal and break crops,
including borage and echium. The soils are
classified as Grade 2 and described as a freely
draining slightly acid loamy soil.

Lot 3 – Land North of Perry Wood

About 6.28 acres (2.54 ha)

This field is located North of Perry Wood (public
highway). The land is planted with grass as
part of a stewardship agreement. The soils are
classified as Grade 2 and described as a freely
draining slightly acid loamy soil.





General

Method of sale: The Land at Perry Wood is offered for sale as a whole or in up to three lots by private treaty.

Farming: Should a purchaser not want to farm the land themselves, the Estate would be delighted, subject to agreement, to continue farming the land and introduce the buyer to their farming philosophy. This approach aims to maximise profit by producing crops of the highest quality and yield from a sustainable agricultural system, whilst enhancing biodiversity and increasing carbon sequestration.

Tenure: The property is sold freehold with vacant possession on completion.

Services: The Land at Perry Wood does not have any services connected at present.

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 public footpaths over the land. Further details are available from the vendor's agent.

Schemes: The Land at Perry Wood is entered into a Countryside Stewardship agreement for the period 1st January 2024 to 31st December 2028.

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

Overage: The land is sold subject to an overage on future non-agricultural development. The overage will not apply to any planning permissions granted or development or use in connection with agriculture, equestrian and forestry activities. The overage will become payable on the implementation of any planning consent or a sale with the benefit of it, and it will be effective for a period of 50 years from the date of completion of the sale. The amount payable will be 40% of the increase in value resulting from that consent.

Designations: The land is set in the Kent Downs National Landscape.

Holdover and ingoing valuation: Depending on the date of completion, it will either be necessary for the vendors to be reimbursed by the purchasers for the cost of establishment of growing crops, plus enhancement if appropriate, or holdover could be agreed to permit the harvesting of all growing crops by the vendors.

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

Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Local authority: Swale Borough Council (swale.gov.uk); Kent County Council (kent.gov.uk).

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.

Lot 3



Lot 2



Health and safety: Given the potential hazards of a working farm and shoot we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Viewing: Strictly by confirmed appointment with the vendor's agents Strutt & Parker on 020 7591 2214.

Guide Price:

Lot 1: £700,000

Lot 2: £180,000

Lot 3: £70,000

what3words access locations:

Lot 1 ///area.befitting.gaps

Lot 2 ///abundance.candle.jars

Lot 3 ///competing.flip.marked

National Estates & Farm Agency

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Over 50 offices across England and Scotland,
 including Prime Central London

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