

FOR SALE

**58AC (23.47HA) OF ARABLE LAND
BRENZETT, ROMNEY MARSH, KENT TN29 9UF**

LOCATION

A block of arable land located to the south west of the village of Brenzett on the Romney Marsh with access and road frontage onto King Street and an additional access via an existing Right of Way off Carter Lane and over the railway line (coloured brown on the plan).

The land is split into three enclosures being of the Snargate-Finn series and the Dymchurch-Brenzett complex*. It is classified by the 'MAFF Soils Survey of England 1970', as Grade 1.

A footpath crosses the land from north to south and a bridleway runs along the south-eastern boundary. A mains drain runs parallel to King Street and just behind the housing in the northern most field.

* According to the Ordnance Survey, Soil Survey of England and Wales – Soil Map of the Romney Marsh 1966

DRAINAGE RATES

The RMAIDB (Romney Marsh Area Internal Drainage Board) advise that drainage rate for 2022-23 is £217.00.

ENTITLEMENTS

In addition to the land the successful purchaser will as a condition separately purchase 18.00 Basic Payment Scheme Entitlements for a total of £2,700 plus VAT.

GENERAL

The current tenant of the majority of the block is due to vacate following harvest or Michaelmas 2022 and the field by the Carter Lane access will be available with vacant possession, subject to an existing contract.

The land is to be sold subject to an 'Overage' clause and the purchaser will be responsible to fence between points B-C-D.

Further details are available from the agents.

VIEWING

Strictly by prior appointment with the agents.



STRATFORD'S

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