

COURT AND BROOKERS FARM

LUDDESDOWN | KENT



“An excellent award winning productive organic farm”





COURT AND BROOKERS FARM

LUDDESDOWN ROAD | LUDDESDOWN | COBHAM
GRAVESEND | KENT | DA13 0XE

*West Malling - 10.3 miles, Gravesend - 6.4 miles, Ashford - 33.2 miles
London - 30.1 miles, London St Pancras (from Ashford International) in 38 minutes
(All mileages are approximate)*

- 746.73 acres (302.2 ha) of productive organic farmland
 - Four bedroom farmhouse
 - Three bedroom farm cottage
 - Modern grain storage facilities and livestock buildings
 - An office with three bedroom flat
 - A further range of livestock buildings
-

IN ALL EXTENDING TO ABOUT 746 ACRES (302.2 HA),
AVAILABLE AS A WHOLE OR IN 9 LOTS

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INTRODUCTION

Court and Brookers Farms is an attractive and substantial holding, set within the spectacular landscape of the North Downs Area of Outstanding Natural Beauty surrounding the hamlet of Luddesdown between Gravesend and West Malling, with easy access to London, the Dartford Crossing and the Continent via the M2.

The farm is made up predominantly of arable farmland, interspersed with blocks of mature woodland and pasture land. In all, the farm extends to 746.73 acres (302.2 hectares) of organic arable land, pasture land, woodland, modern farm buildings, 3 residential properties, and a farm office.

DESCRIPTION

Court and Brookers Farm presents a rare opportunity to purchase a high quality commercial organic farm with excellent infrastructure. The farm is in a wonderful location and is separated into 5 closely located blocks around the Hamlet of Luddesdown at the western end of the ever popular Kent Downs AONB.

The land has been farmed under an arable rotation of winter wheat, oilseed rape, spring wheat, peas and linseed along with grass leys. The farm has been well managed over the years under an organic farming system.

The farm includes three residential properties. Meadow View and 88 Brookers Cottage, located adjacent to the farmyard at Brookers Farm. The third property is Court Lodge Flat which is located on the lower ground floor of the office complex at Court Farm. In addition to the residential properties, the substantial farm office accommodation at Court Lodge could be converted to residential use subject to the necessary planning consents.

The land has extensive road frontage, which, together with a network of good internal tracks ensures the fields are well connected and easily accessible.

Whilst there is no formal shoot in place at present the natural topography and location of woodland would form the basis of a challenging shoot with well presented birds in an extremely attractive setting.

The sale of the land at Court and Brookers Farm offers the chance for farmers and investors alike to purchase a block of productive organic farmland, in an area where such opportunities rarely come to the market.

The land is offered for sale with vacant possession upon expiry of the current Farm Business Tenancy.



LOT 1:

Court Farm - 342.12 acres (138.4 hectares)

Lot 1 comprises the 'home farm' and lies to the south of Luddesdown, extending to about 342.12 acres (138.46 ha). The land use is approximately 144.64 acres (58.54 ha) of arable and 170.23 acres (68.89 ha) of pasture with 21.47 acres (8.69 ha) of attractive woodland shaws running throughout. The views from the top of Tom Loft's Wood are outstanding.

There are a range of general purpose and livestock buildings at Court Farm currently being used to house the suckler herd. The buildings are connected to electricity and water.





LOT 2:

Henley Down – 109.44 acres (44.48 hectares)

An attractive area of 53.01 acres (21.45 ha) of arable land and 46.85 acres (18.96 ha) of pasture land amounting to around 110 acres lying to the west of Luddesdown, with a predominantly southerly aspect. Included are 8.31 acres (3.36 ha) of woodland blocks and strips.

The land surrounds the village cricket pitch and has direct road access.



LOT 3:

Cobhambury Wood Land – 50.3 acres (20.36 hectares)

Lot 3 is an area of arable land comprising 50.3 acres (20.36 ha) accessed off Luddesdown Road. Again, good sized field with direct road access.

LOT 4:

Brookers Farm – 93.34 acres (37.77 hectares)

A 90.15 acre (36.5 ha) core block of arable land along with a storage area to the east of Luddesdown and serviced by a range of farm buildings and a separate storage area.

The range of modern farm buildings at Brookers farm comprising grain store with capacity for around 1,500 tons of grain along with a lean to livestock building, in addition there is a further livestock building and farm workshop/store. The farm buildings have two excellent accesses onto the highway and could be considered for alternative use, subject to planning consent.



LOT 5:

Land at Brazenden Hill - 148.47 acres (60.08 hectares)

An attractive block of arable (113.84 acres (46.07 ha)) and woodland (33.1 (13.4 ha)) with south and south westerly views over the farm.



LOT 6:

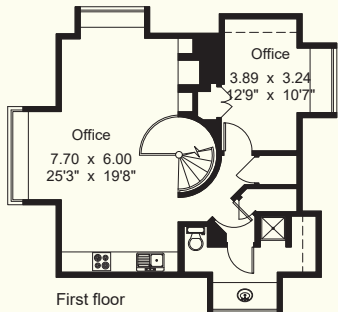
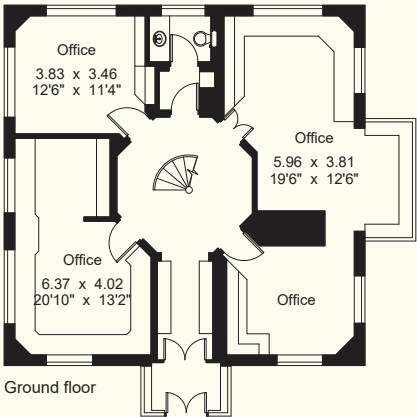
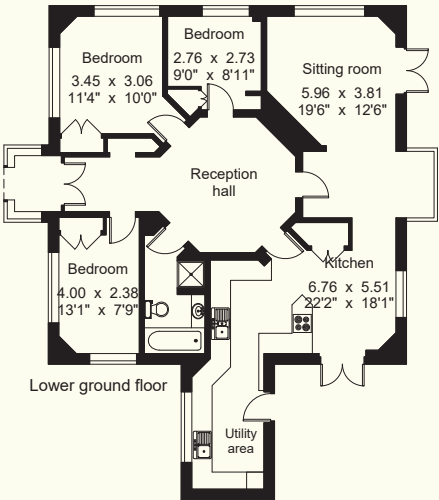
Court Lodge and Court Lodge Flat

A modern and very attractive building comprising a three bedroom lower ground floor flat with substantial office accommodation above. The flat had previously been subject to an agricultural restriction that has recently been lifted and was let on an AST at £800 per calendar month but is currently vacant. In addition to three bedrooms there

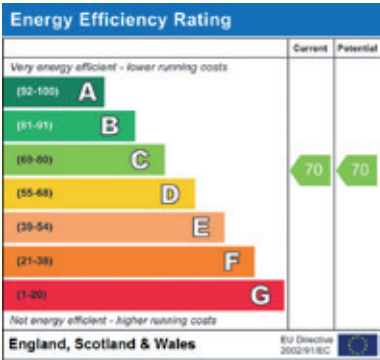
is also a sitting room, kitchen/ diner and utility area, the office is split over two floors with four good sized offices on the ground floor and two further offices, a kitchenette and shower room on the first floor. The property has excellent views over the neighbouring land and would easily convert to residential use subject to planning consent.



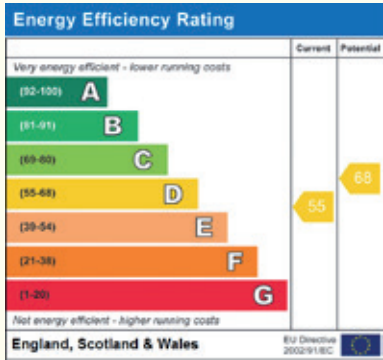
Gross internal area (approx.)
Offices / Flat - 281.6 sq m (3031 sq ft)
For information only - Not for scale
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Court Lodge Office



Court Lodge Flat



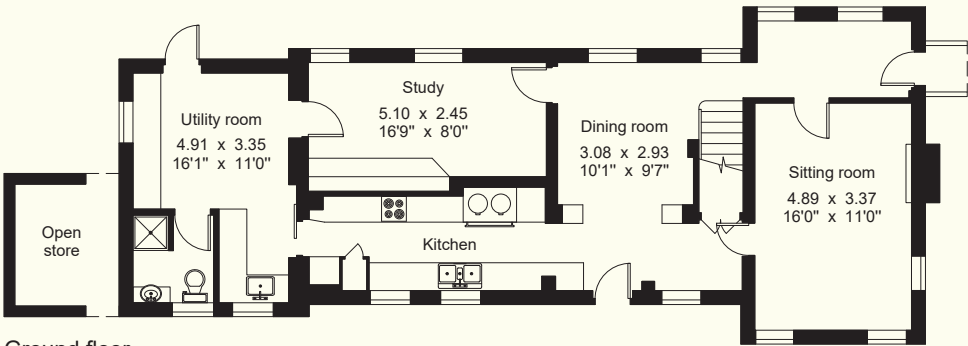
LOT 7:

Meadow View

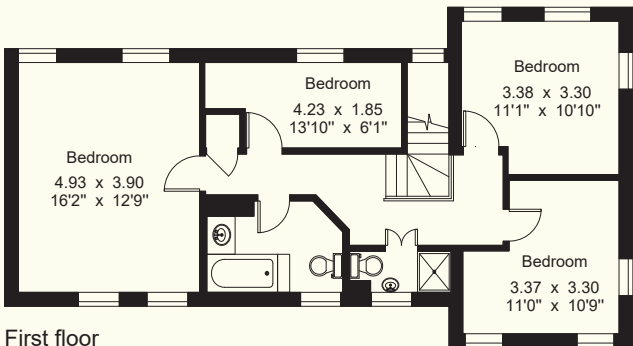
An attractive four bedroom, three reception room cottage with views over the surrounding farmland sitting in just under 0.2 of an acre. Meadow View provides comfortable accommodation with a sitting room, dining room, study, galley kitchen and utility room on the ground floor and four bedrooms and a bathroom on the first floor. Meadow View is let subject to a protected tenancy to a former farm manager at a rent of £900 per calendar month.



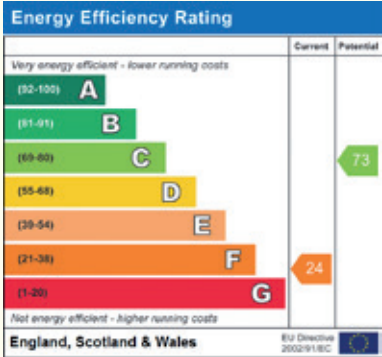
Gross internal area (approx.)
House - 158.6 sq m (1707 sq ft)
For information only - not to scale
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Ground floor



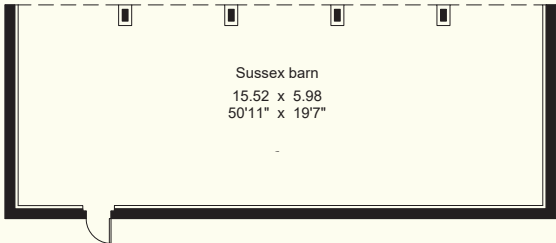
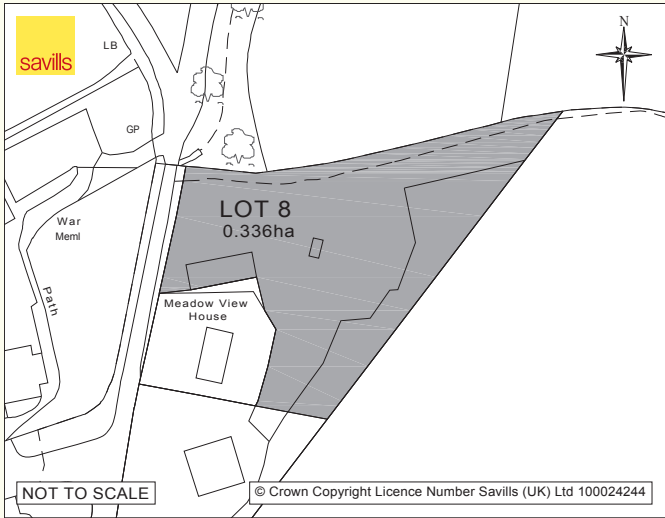
First floor



LOT 8:

Court Lodge Barn

Court Lodge Barn is a traditional Sussex Barn with an attractive thatched roof currently used as additional car parking. Within Lot 8 is also a swimming pool and pool equipment building. Court Lodge Barn could make an attractive dwelling subject to the necessary consents.

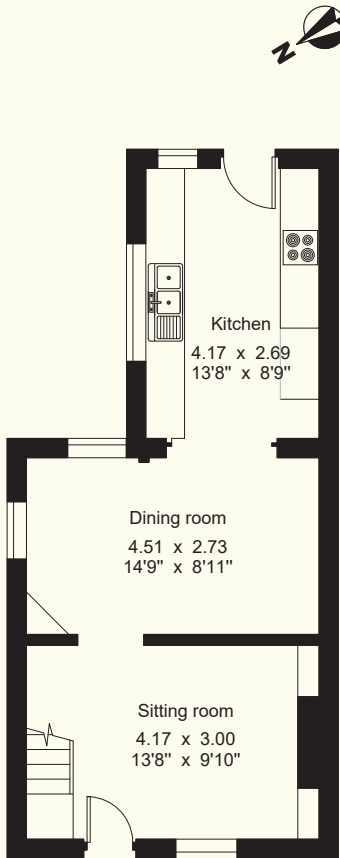


LOT 9:

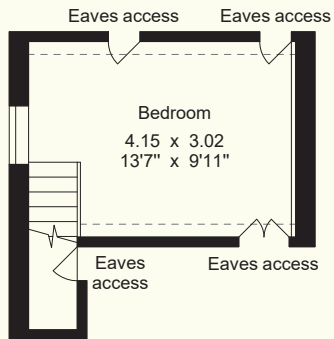
88 Brookers Farm Cottage

88 Brookers Farm Cottage offers an attractive brick built three bedroom semi detached property located next to Brookers Farmyard. It is currently let on and AST producing a monthly rental of £990. The ground floor provides a sitting room, dining room and kitchen with two bedrooms and bathroom on the first floor and a further bedroom on the second floor.

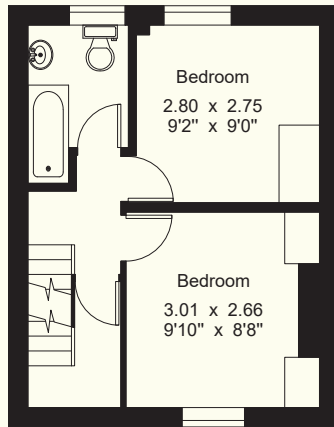
Gross internal area (approx.)
House - 79.2 sq m (852 sq ft)
Store Room - 6.0 sq m (64 sq ft)
For information only - Not to scale
© Trueplan (UK) Limited



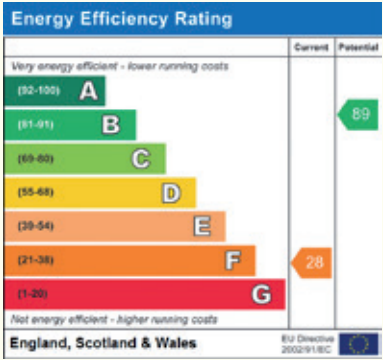
Ground floor



Second floor



First floor



GENERAL REMARKS

Method of Sale: Court and Brookers Farm is to be sold by private treaty, as a whole or in 9 separate lots. A deposit of 10% of the agreed sale value will be required at exchange. The property is sold subject to the existing tenancies (occupation)

Tenure and Possession:

Property	Tenancy	Rent	EPC Rating	Council Tax
Court Lodge Flat	Vacant	ERV £800 pcm	55 D	Band F
88 Brookers Farm	AST	£990 pcm	28 F	Band D
Meadow View	Rent Ag Act Statutory	£900 pcm	24 F	Band G

Services: Mains water and electricity, private drainage

Local Authorities: Gravesham District Council (01474 337000) and Kent County Council (0300 333 5540).

Wayleaves, Easements and Rights of Way: The property is being sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way whether public or private, specifically mentioned herein or not.

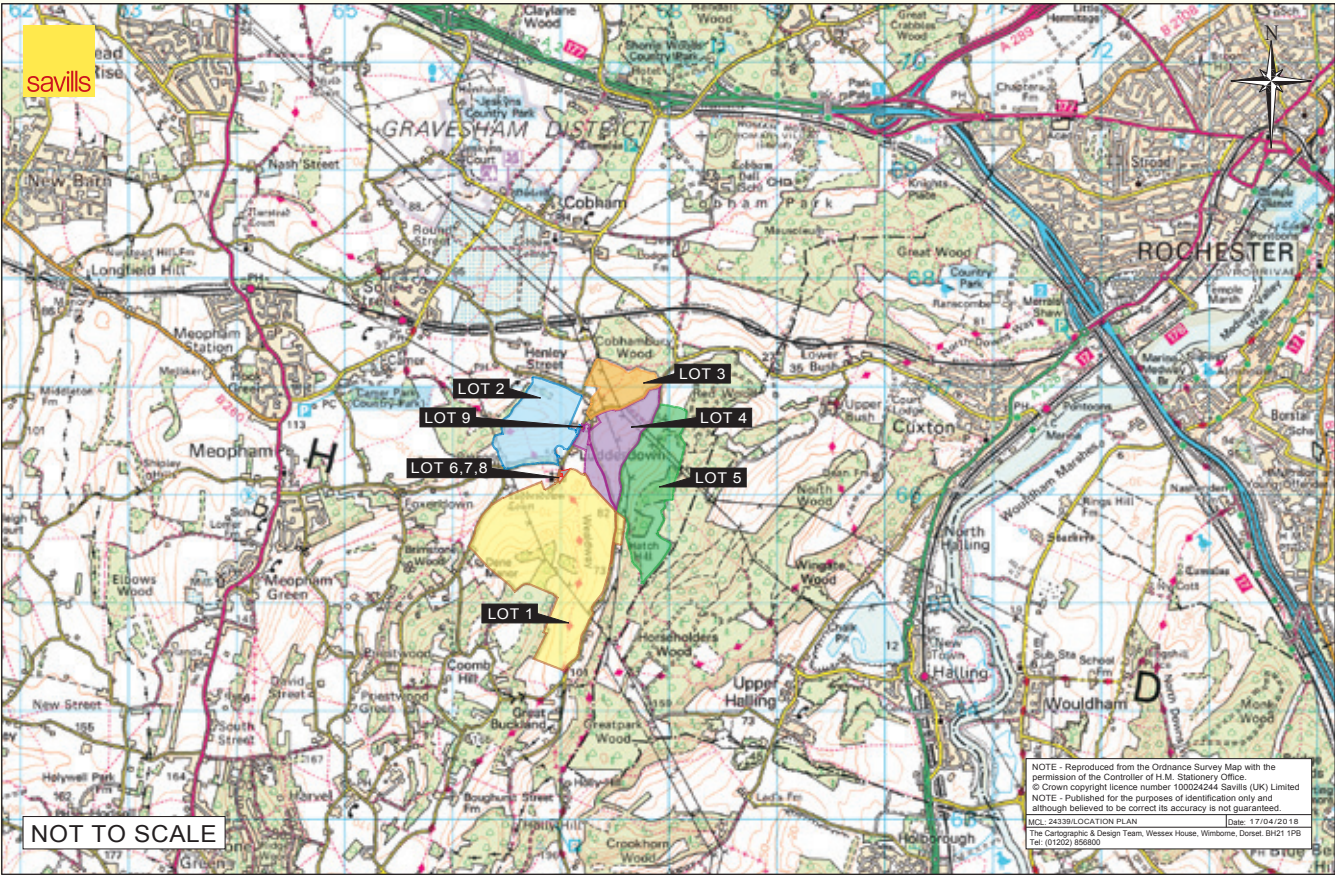
There are a number of public rights of way cross the Estate, further details of which can be obtained from the Vendors’ agents

Basic Payment Scheme: The farmland is registered with the Rural Payments Agency and Entitlements will be included within the sale. The claim for the current year will be retained by the Vendor and the Vendor agrees to use reasonable endeavours to transfer the Entitlements for future Basic Payments to the Purchaser.

Environmental Schemes: The land is not within a grant scheme at present but continues to meet the requirements for organic status.

Sporting, Timber and Mineral Rights: The sporting and mineral rights, in so far as they are owned, are included in the sale.

VAT: Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the Estate or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.



VIEWING

Data Room: A data room has been set up which provides additional information on the property. If you wish to access the data room please contact the selling agents.

Employees/TUPE: There is no TUPE applicable.

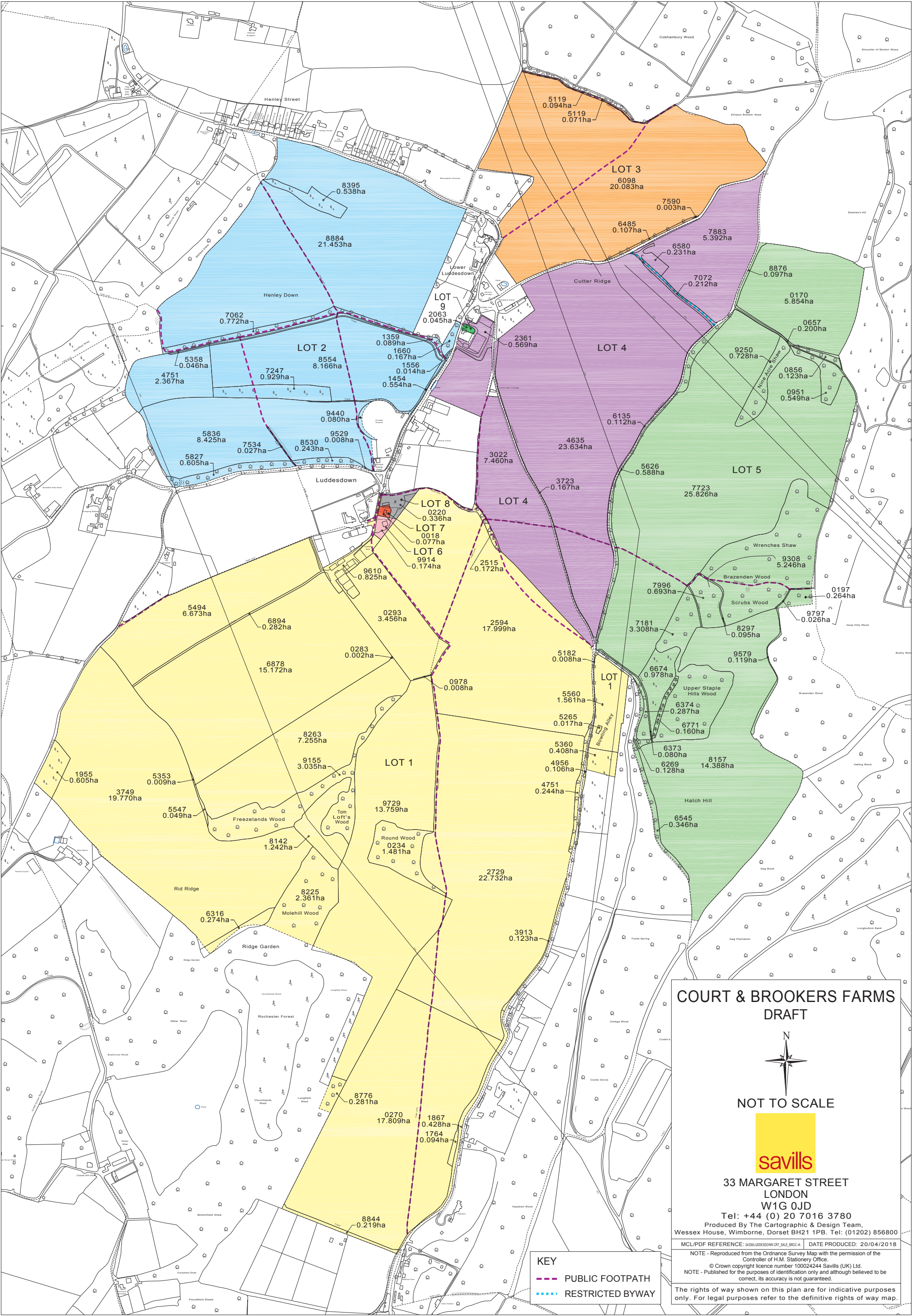
Health and Safety: Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Strictly by appointment with Savills London on +44 (0)207 0752823, Savills Haywards Heath +44 (0)1444 446066, Savills Maidstone +44 (0)1732 879050.

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Directions: From the A2 take the exit signposted Cobham/Shorne. Head south along Halfpence Lane until you arrive at Cobham at which point one should take the first exit on to Cobhambury Road. After approximately one mile turn right on Luddesdown Road and follow the signposts for Luddesdown Church. Viewers are advised to park at the Sussex Barn. DA13 0XE



COURT & BROOKERS FARMS
DRAFT



NOT TO SCALE



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The rights of way shown on this plan are for indicative purposes
only. For legal purposes refer to the definitive rights of way map.

- KEY
- PUBLIC FOOTPATH
 - RESTRICTED BYWAY



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