



BRISSENDEN FARM

Frittenden, Cranbrook, Kent

btf

BRISSENDEN FARM

Sand Lane, Frittenden, Cranbrook, Kent TN17 2BA

Ashford 10 miles, Maidstone 10 miles

A first class agricultural estate in the heart of the Weald of Kent near Cranbrook.

Five bedroom Grade II Listed house dating from the 16th Century with mature gardens.

Range of modern farm buildings with grain storage capacity for 2900 tonnes in bins and on floor.

A total of 576.94 acres of well roaded arable land and registered for the Single Farm Payment.

Double bank frontage to the Hammer stream, several ponds, with mature and recently planted woodland with sporting and environmental benefits.

Small family shoot

For sale as a whole.

Viewing: By appointment via the agent:



Clockhouse Barn, Canterbury Road, Challock

Ashford, Kent TN25 4BJ

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INTRODUCTION AND HISTORY

Brissenden Farm was owned by the late Professor and Mrs James. Subsequent to their deaths the majority of the farm passed to their Charitable Trust founded by them in 1968. The Trustees have decided to offer the property for sale.

Brissenden Farmhouse and about 140 acres was purchased in 1963 from the estate of Vita Sackville West of Sissinghurst Castle. In subsequent years adjoining or nearby parcels of land were purchased as and when they became available.

The owners' intention from the beginning was to bring together small Wealden farms and create a single efficient commercial arable enterprise.

When land came in hand, intensive tile drainage schemes were installed, field boundaries were re-aligned and the requisite buildings, infrastructure and fixed equipment were constructed.

The owners had a strong interest in forestry and some tree planting was undertaken in the late 1960s (mainly poplar robusta).

More recently with an increasing emphasis on conservation and environmental issues, further native broadleaf trees have been established under a Forestry Commission approved Farm Woodland Premium Scheme. Other ongoing initiatives are in part funded by Entry Level and Countryside Stewardship Schemes.

DESCRIPTION AND SITUATION

The farm is situated between the villages of Frittenden and Biddenden in the Weald of Kent. To the South is the historic Sissinghurst Castle Estate owned by the National Trust and the popular Wealden town of Cranbrook is approximately 3 miles away. The property falls within the Cranbrook School catchment area.

The market town of Ashford is approximately 10 miles to the east with its livestock market and communication links by road and rail to the rest of the country and Europe. The County town of Maidstone is 10 miles to the North West and there are main line railway stations at Headcorn and Staplehurst 4 miles and 5 miles respectively.

This part of Kent is a well known agricultural district with traditionally farmed units including livestock, cereal, hops and fruit. Combinable crops have been the main enterprise on this farm over the last 30 years and a traditional mixed arable rotation is practiced in tandem with a countryside stewardship scheme and ELS.

METHOD OF SALE

The Property is offered for sale by Private Treaty as a whole as described in these particulars. Offers for individual parts of the farm may be considered on merit and purchasers should note that a further 69.59 acres of arable land on the northern boundary is available by separate negotiation. Further details from the agent.

SOIL TYPE AND CLASSIFICATION

The majority of the soils are the Thorne and Titchfield series described as clayey soils in Weald clay, with loamy fragmental or clayey soils in Head. Along the Hammer stream are soils of the Parkgate and Hook series described as silty in brickearth, slightly or moderately affected by fluctuating ground water.

The soil land use classification maps show the land as Grade III across the farm which falls outside the current nitrate vulnerable zone. However, the farm is within a new nitrate vulnerable zone designated in 2008. From 1st January 2010 farmers within the new zone will need to comply with Environment Agency rules.





CURRENT FARMING

The farm has been under the same management for 35 years. Harvest reports are available with details of previous cropping and yields.

The 2009 Cropping is:

Oil seed rape	181.42 acres
First wheats	138.47 acres
Second wheats	150.50 acres
Spring beans	58.93 acres

HOLDOVER

Hold over will be required by the vendor to cut, cart and store the cereal crops on the farm after completion which is scheduled for the 29th August 2009.

SINGLE PAYMENT SCHEME

The vendors will make a claim for and retain the 2009 Single Farm Payment. Entitlements will be available at valuation on completion for use by the purchaser for 2010 and beyond. From the 2008 statement the total entitlements will be 212.43 of which 195.73 are NML and 16.70 are SAS. The unit values are €347.1 and €141.93 for NML and SAS respectively.

ENTRY LEVEL SCHEME

An agreement to the ELS scheme was granted on 1st August 2005 for a five year period which will conclude on 31st July 2010. Various initiatives are ongoing for grant aid. These include:

Points gained			Points
11 per 100m	5703 metres	Hedge management one side only	627
22 per 100m	4513 metres	Hedge management both sides	993
24 per 100m	352 metres	Ditch management	84
38 per 100m	902 metres	Combined hedge & ditch management	343
380/Ha	0.49/ha	Woodland edge management	187
450/Ha	2.84/ha	Wild bird food areas - Rotational	1,278
450/Ha	1.00/ha	Pollen and Nectar areas	451
85/Ha	0.36/ha	Low input Grass Management	30
400/Ha	1.72/ha	4 metre Field margins	688
3/Ha	231/ha	Farm Environment Record	693
3/Ha	208/ha	Soil Management plan	624
2/Ha	208/ha	Crop Protection management plan	416
2/Ha	208/ha	Manure management plan	416
2/Ha	208/ha	Nutrient Management plan	416
Total points gained			7,246

Target 30 points/ha. 231 ha x 30 = 6930 thus 5% excess (margin for error)



COUNTRYSIDE STEWARDSHIP

The farm, together with other nearby land also managed by the vendors, was entered into a Countryside Stewardship Scheme agreement In October 2001 which terminates on 30th September 2011.

No further capital works are scheduled under this agreement. There is an ongoing commitment to maintain 22434 metres of established 6m grass field margins. The current annual payment is based on 32p per metre per annum. A copy of the agreement is available from the agents

LOCAL AUTHORITIES

Kent Country Council, County Hall, Maidstone, Kent ME14 1XQ Tel 0845 8247247

Tunbridge Wells Borough Council, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS Tel 01892 526121

Southern Water PO BOX 41, Worthing BN13 3NZ Tel 0845 2720845

EDF Energy 40 Grosvenor Place, London, SW1X 7EN Tel 020 7242 9050

DEFRA, Noble House, 17 Smiths Square, London SW1P 3JR Tel 08459 335577

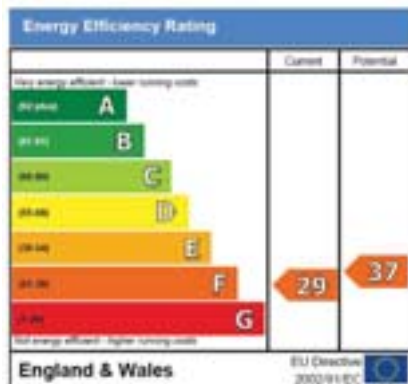
OUTGOINGS

Brissenden Farmhouse is currently assessed in band G for council tax. The current year charge is £2,100. Annual drainage rates are payable on some of the farmland to the upper Medway internal drainage board.

DIRECTIONS

From the centre of Frittenden Village turn eastwards past the Bell & Jorrocks Public House on the Biddenden Road and proceed to the edge of the village. Take the first turning right into Sand Lane and continue for approximately half a mile when the farmstead will be found on the right hand side.

Please see location plan. Purchasers should arrange to meet the selling agents in the main farmyard next to the farm office in Sand Lane.



The Farmhouse

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills are likely to be.





PARTICULARS OF SALE

BRISSENDEN FARMHOUSE

The farmhouse is Grade II listed and believed to have been constructed in the 16th Century. It was altered in approximately 1666 and extended again in the 1940's and 1960's. It is constructed of traditional timber frame with red brick and tile hanging in a plain tile roof. The house has been occupied by the farm manager and his family for over 30 years.

ACCOMMODATION FOR DESCRIPTIVE PURPOSES COMPRISES:-

Front door to entrance porch and reception hall with wooden floor, understairs cupboard, and stairs to first floor. Boot room, cloakroom and small store with rear door to yard. Kitchen/breakfast room 16' 2" x 12' 9" with pantry off and having the benefit of a four oven oil fire Aga and a wooden floor. Study area with door to rear garden and door to utility/ironing room with pantry. Drawing room 16' x 15' with inglenook fire place and log burner. Dining room 12' 2" x 12' 1".

Stairs to first floor:

Three double bedrooms with built in wardrobes and cupboards and further small double bedroom, two family bathrooms, each with bath, wash hand basin and wc with one having the benefit of separate shower. Airing cupboard with electric immersion heater, stairs to second floor with attic bedroom 14' 6" x 11' 10" and dressing room with cupboard and further box room.

OUTSIDE

There is a double brick and tile garage with loft over 22' 3" x 19' 4". Front side and rear formal gardens with pond.

Services: oil fired central heating mains water and electricity, drainage to septic tank.

FARM BUILDINGS

These are situated to the south of the farmhouse, with a large concrete yard fronting Sand Lane. The buildings comprise a brick and tile farm office 13' 7" x 12' 2" with cloakroom and store. Former cow shed enclosed with timber under a corrugated iron roof, now providing general storage. Implement lodge. Two bay concrete portal frame building with sheeted sides with one bay enclosed with double garage doors.

Main grain store with 1300 tonnes of bin storage contained in 24 ventilated bins with a capacity of up to 60 tonnes each. All bins have air sweep floors and there is a cleaning and weighing system and attached fan house. To the rear are three outdoor Brice Baker 200 ton silos with drying floors and a separate fan house.

To the rear of the yard is a 1000 ton grain store erected in 1997 with purpose built grain thrust walling and double roller doors. The store is divided into two sections. One side having a shallow floor used in conjunction with 4 stirrers, supplied by Harvest Instillations. The other side of the grain store provides low volume ventilation.

On the southern side of the yard is a three bay concrete portal frame machinery store clad on 3 sides with reinforced dwarf walls approximately 45 x 30 feet.

A further three bay concrete portal machinery store, clad on three sides with blocked dwarf walls approximately 45 x 30 feet and finally a 4 bay concrete portal frame tractor shed fully enclosed concrete block walls, roller shutter door, full electric lighting and power points.

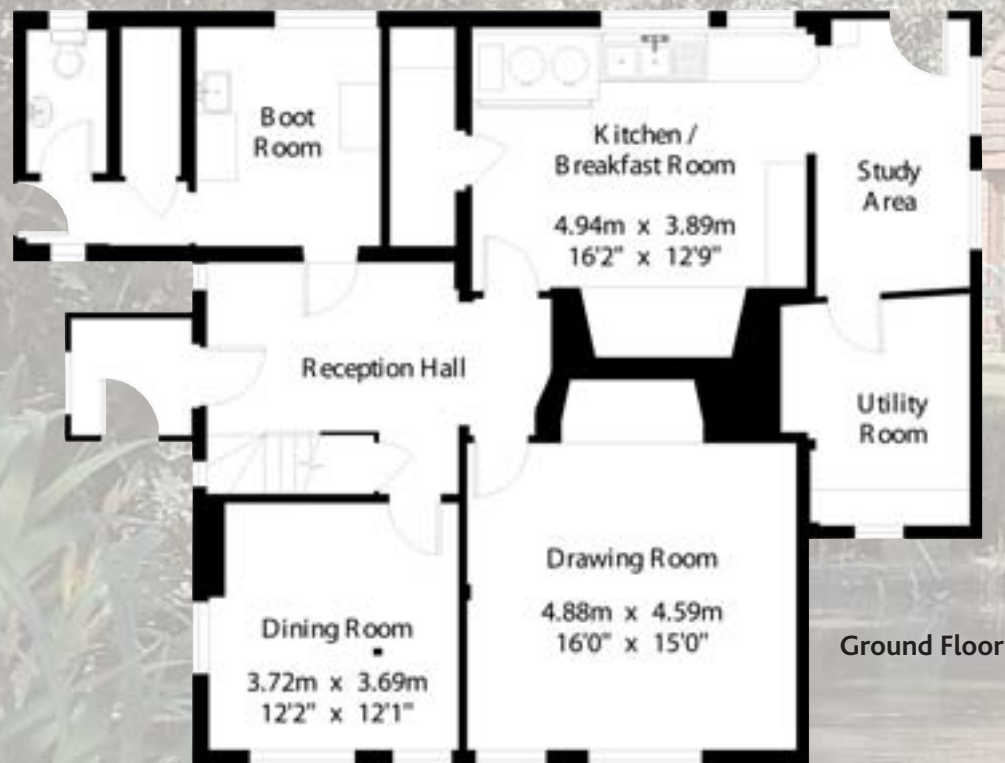


Brissenden Farm, Frittenden

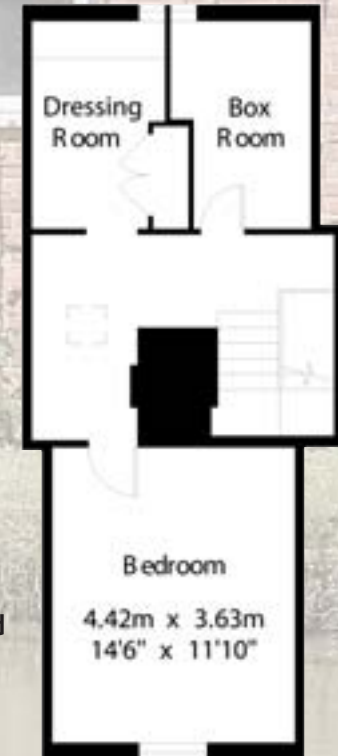
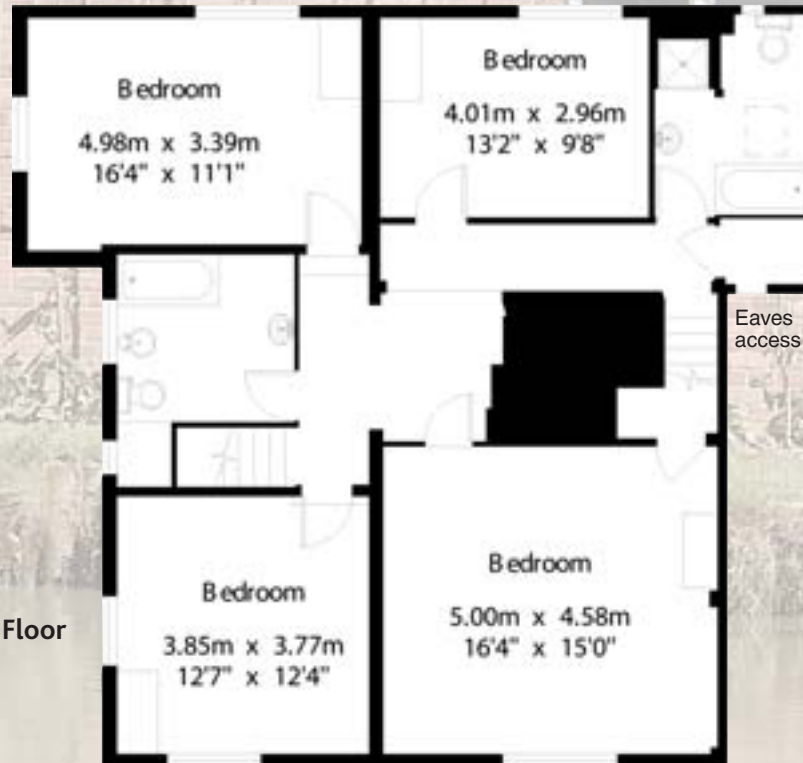
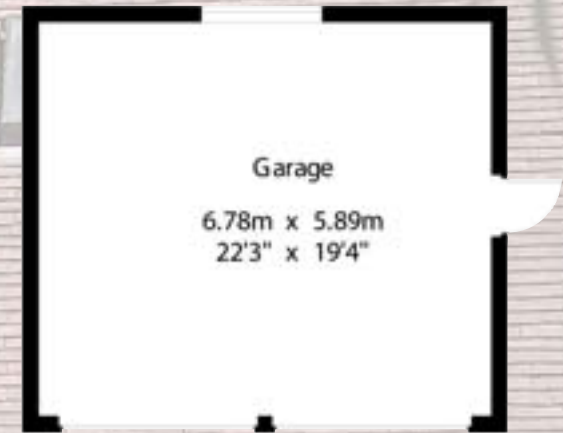
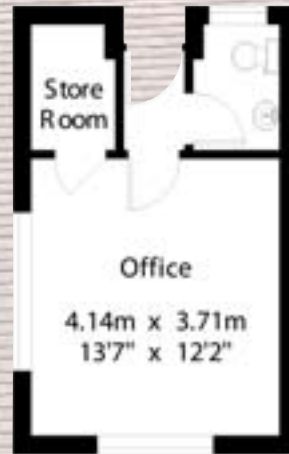
Gross Internal Area - House: 279.7 sq.m (3010 sq.ft.)

Gross Internal Area - Office: 22.1 sq.m (237 sq.ft.)

Gross Internal Area - Garage: 40.9 sq.m (440 sq.ft.)



Ground Floor



Eaves access

Adjoining the main grain store is a 4 bay concrete and metal trussed workshop with lean-to attached to main corn store. Concrete floor and double sliding door to lean-to. This building contains a fully secure lock up for tools or agri chemicals.

Opposite Brissenden Farmhouse a concrete track leads from Sand Lane to a range of secondary buildings comprising two bay concrete framed Dutch barn, approximately 30 x 20 feet and a four bay steel framed Dutch Barn, both providing further implement storage.

THE FARMLAND

The land is arranged in four main parcels, with frontage to Sand Lane and Dig Dog Lane.

The land to the west of Sand Lane, adjoining the farmhouse and buildings extends to approximately 120 acres. The main parcel of land bisected by the Hammer stream is approximately 300 acres with the off lying parcels to the south known as Savills and the Bettenham land approximately 30.64 acres and 104.77 acres respectively.

There are six parcels of woodland planted under the Woodland Grant Scheme in 2001. This is a 15 year project with the current rate of grant set at £300 per annum per hectare. The total area planted is 3 hectares. The main areas of established broadleaved woodland include Bettenham Wood and Tile Clay Wood where there is a small Heronry.

ACREAGE SCHEDULE - See right

GENERAL REMARKS

Tenant Right

There will be no ingoing charge for tenant right unless completion is delayed until after autumn drilling and cultivations have taken place.

Timber

Standing timber is included with the freehold. There are approximately 170 semi-mature cricket bat willows in Bettenham Wood on the southern boundary of the estate."

Sporting Rights

Sporting rights are in hand and will pass with the freehold. There is a small family shoot on the farm.

Public Footpaths

Public footpaths cross the land and a copy of the definitive footpath plan is available upon request.

Rights of Way

The farm benefits from five rights of access over adjoining land and details are available on request.

Deadstock

The vendor reserves the right to hold a farm machinery sale on the property up to 8 weeks from completion.

OS No.	Field Name	Description	Arable (Hectares)	Wood/Misc (Hectares)	Total Acreage
8139-4595		House & Buildings		0.82	2.03
8140-4501	Xmas Trees	Wood		0.74	1.83
8140-3305	Brissenden	Arable	6.68		16.51
8140-1616	Harrys	Arable	4.72		11.66
8140-0530	Greyland	Arable	7.61		18.80
8140-2927	Beales Wood	Wood & Ponds		0.62	1.53
8140-1759	Street Top Pond	Wood & Ponds		0.21	0.52
8140-2866	Street Top Ponds	Woods & Ponds		0.23	0.57
8140-5055	Street	Arable	21.39		52.85
8140-5029	Beale	Arable	6.95		17.17
8140-4415	Beale Poplars	Wood		0.31	0.77
8140-5516	Paddock	Grass	0.36		0.89
8136-5492	Manley Barns	Wood		0.36	0.89
8139-9090	Manley	Arable	15.65		38.67
8139-8243	Bathing Pool	Arable	8.06		19.92
8139-5425	Mill Field	Arable	10.27		25.38
8139-4033	Tile Clay	Arable	9.80		24.22
8139-2640	Tile Clay	Wood & Pits		4.84	11.96
8139-6720	Mill Field Firs	Wood		0.31	0.77
8139-9728	Woodfield FWPS	Wood		0.50	1.24
8239-0536	Woodfield	Wood		0.42	1.04
8239-1343	Woodfield FWPS	Wood		0.40	0.99
8239-0832	Woodfield	Arable	13.32		32.91
8239-3254	Roys	Pond		0.17	0.42
8239-5656	Broadbars	Arable	7.73		19.10
8239-6776	Brook Wood	Wood		1.53	3.78
8239-3179	River	Arable	39.78		98.30
8240-7028	Pen	Wood		1.42	3.51
8240-2714	Old Barn FWPS	Wood		0.66	1.63
8240-2436	14 acre cover	Wood		0.21	0.52
8240-3020	Old Barn	Arable	11.58		28.61
8139-9802	Bettenham Firs	Wood		0.72	1.78
8138-7580	Bettenham	Arable	21.48		53.08
8138-6651	Hammer	Arable	5.03		12.43
8138-6932	Hop Garden	Arable	7.56		18.68
8138-9748	Bettenham Wood	Wood		3.53	8.72
8138-7441	Hammer Willows	Wood		2.65	6.55
8138-4533	Hop Garden Corner	Wood		0.16	0.39
8138-4272	Hammer Shaw	Wood		0.39	0.96
8039-7939	Savills Top	Wood		0.51	1.26
8039-7918	Savills	Arable	11.92		29.45
8240-3630	Old Barn FWPS	Wood		0.51	1.26
8239-2750	Woodfield FWPS	Wood		0.50	1.24
8240-1403	Manley Shaw	Wood		0.12	0.30
8139-9509	Woodfield Shaw	Wood		0.09	0.22
8240-8306	Pond	Pond		0.16	0.39
8239-5873	River Field FWPS	Wood		0.50	1.24
Total Hectares			209.89	23.59	
Total Acres			518.64	58.30	
Total					576.94



VIEWINGS

Strictly by prior appointment with the sole selling agents BTF. Prior to making an appointment to view, the agents strongly recommend that you discuss any particular points that are likely to affect your interest in the property with a member of their staff.

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water, electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and pipes whether referred to in these particulars or not.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising there from. We have not carried out a detailed or structural survey nor tested the service, appliances or any fittings.

PLANS, AREAS AND SCHEDULES

The plans within these particulars are based on Ordnance Survey plans and are for reference only. The acreage schedule is taken from the RPA digital maps and the purchaser will be deemed to have satisfied themselves on the area of land for sale.



PHOTOGRAPHS

The photographs in this brochure were taken in the spring and summer of 2007 and 2008.

FIXTURES AND FITTINGS

All items normally known as tenant's fixtures and fittings are excluded from the sale. The purchaser will not be entitled to make any claim or setoff in respect of dilapidations or any other matters whatsoever.

For the avoidance of doubt the following items around the yard and buildings are included with the freehold sale of the property.

Adjoining Former Cow Shed

32,000 litre liquid fertiliser tank

25,000 litre water tank

Main Grain Store

Fronting the yard - a 9,000 litre fuel tank, electric pump and stand

In the fan house adjoining the rear wall - 2 fans and associated control equipment

Workshop

14 tonne 6 post vehicle lift

Adjoining the rear wall in the yard - a 51,000 litre liquid fertiliser tank (three compartments)

Adjoining Machinery Store

2,700 litre diesel tank and stand

On Floor Grain Store

Drying fan and associated control equipment.

Grain Silos

Fan house including all grain drying fans and associated control equipment

Farm Buildings and Yard

The alarm system

Note: The 3 x 2,200 litre Calor tanks to the rear of the grain silos are not included in the sale.



Brissenden Farm, Frittenden
Farmyard Block Plan

Important Notice

BTF for themselves and the vendors of this property whose agents are give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of BTF or their clients. Neither BTF nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- (iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- (v) BTF or any joint agents have not tested any services or equipment and nothing in these particulars would be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

Viewing: By appointment via the agent:



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